



BETTY'S COTTAGE, 2 MAIN STREET, STAINFORTH
£300,000





BETTY'S COTTAGE, 2 MAIN STREET, STAINFORTH, BD24 9PE

Fantastic 3 bedroomed stone-built character cottage property located in the centre of this popular Yorkshire Dales Village.

The property offers spacious accommodation laid over two floors, with many character features evident.

Well-maintained and presented throughout with double glazed windows, oil fired central heating and is ready for immediate occupation with no onward chain.

Ground floor comprises lounge with open fire grate, kitchen, through dining room/reception room. First floor, landing, 3 double bedrooms one ensuite plus one with separate WC and house bathroom. Outside, enclosed rear garden, unrestricted street parking.

Well worthy of internal inspection to fully appreciate the size, layout, quality and decoration.

Ideal cottage for a family buyer, holiday cottage, investor, or second home.

Stainforth is a popular village set amid accessible countryside approximately 3 miles from the market town of Settle.

Settle is a popular market town with all local amenities including Railway Station with access to Skipton, Leeds and Carlisle.

The village has some local amenities such as church, village hall, public house, and garage.

This is a real gem of a property don't miss it.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Dining Room, Lounge, Kitchen

First Floor

Landing, 3 Bedrooms, 1 Ensuite, Bathroom

Outside

Enclosed Rear Garden, Unrestricted Street Parking.

ACCOMMODATION:

GROUND FLOOR:

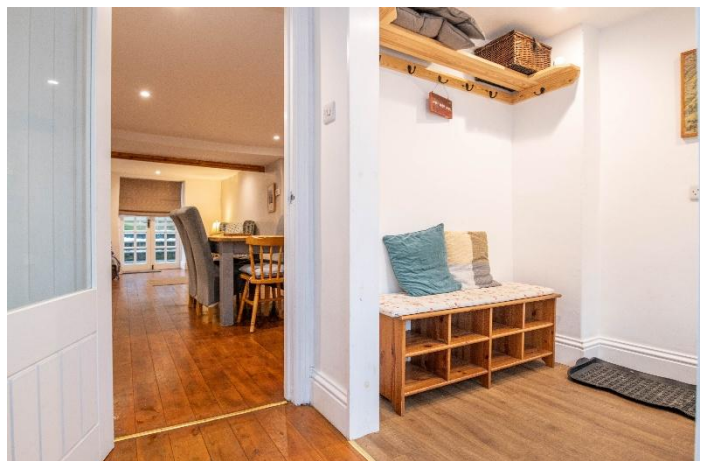
Entrance Hall:

3'8" x 7'5" (1.11 x 2.26)

Part glazed external entrance door, solid door to lounge, half glazed door to dining room.

Boot Room:

With double glazed window, radiator, meter cupboard.





Dining Room:

9'5" x 22'5" (2.87 x 6.83)

Good sized through room with glazed double doors to the rear, part glazed external entrance door, recessed spotlights, wood flooring, radiator, shelved recesses, space for table.



Kitchen:

10'8" x 11'0" (3.25 x 3.35)

Extended room to the rear with range of modern kitchen base units with complementary work surfaces, two Velux roof lights, open ceiling, dual fuel stove, oil fired central heating boiler, 1 ½ bowl stainless steel sink with mixer taps, flagged flooring, double glazed window, doored staircase to the first floor, access to the lounge.



Lounge:

10'0" x 18'6" (3.04 x 5.63)

Good sized lounge with double glazed window, open fire grate within ornate wood fire surround, copper inset, flagged hearth, under stairs store cupboard, and radiator, beam, recessed spotlights.





FIRST FLOOR:

Landing:

Access to 3 bedrooms, house bathroom, double glazed window.

Bedroom 1: Front

15'6" x 10'9" (4.72 x 3.27)

Double bedroom, double glazed window, radiator, loft access to part boarded loft area with ladder.



Ensuite Shower Room:

6'3" x 3'10" (1.90 x 1.16)

With large shower enclosure with drencher shower over off the system, WC, pedestal wash hand basin, vertical radiator.





Bedroom 2: front

9'1" x 12'6" (2.76 x 3.81)

Double bedroom, double glazed window and radiator.

WC:

With wash hand basin, and WC.



Bedroom 3: Rear

9'1" x 8'4" (2.76 x 2.54)

Small double bedroom, double glazed window, open ceiling, and radiator.



House Bathroom:

6'0" x 8'0" (1.82 x 2.43)

Three-piece white bathroom suite comprising P-Bath with shower over off the system, WC with hidden cistern, vanity wash hand basin, Velux roof light, open ceiling and vertical radiator.



OUTSIDE:

Small rear garden brick shed, paved area, stone walls. Unrestricted street parking.

AGE:

Pre 1850's



**Directions:**

Leave Settle on the B6479 to Stainforth, approximately 3 miles, take the first right hand turn into the village. Go straight up Main Street, pass the garage and no 2 is on the right-hand side. A For Sale Board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, drainage, electric and oil-fired central heating.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/oil appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

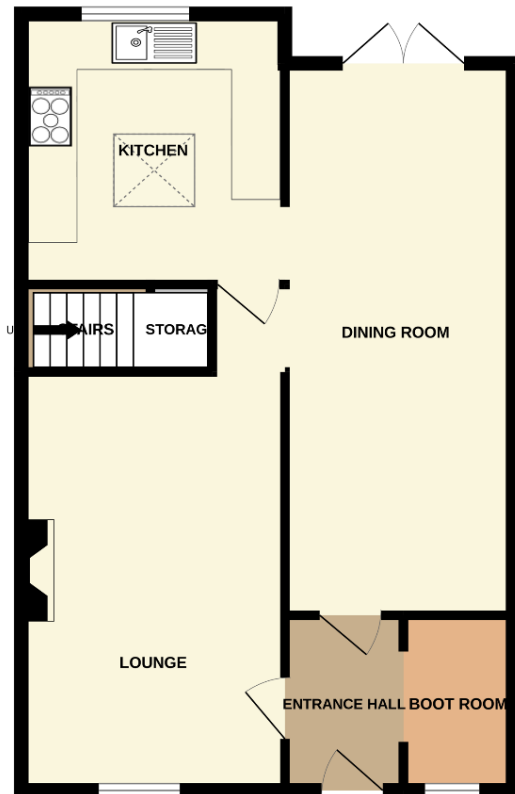
Council Tax Band 'B'

2 Main Street Stainforth SETTLE BD24 9PE		Energy rating E
Valid until 1 March 2032	Certificate number 3632-9027-6100-0139-4202	

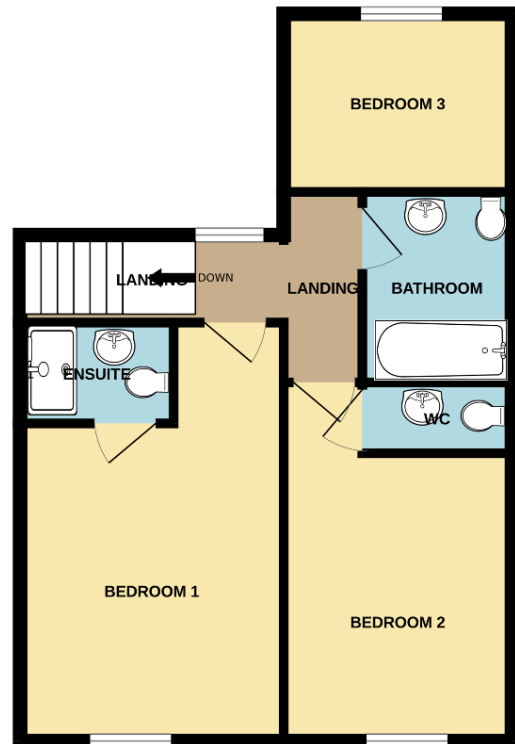
Property type	Mid-terrace house
Total floor area	95 square metres



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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