



**SUNNYTHWAITE, CHURCH STREET,
LONG PRESTON £368,000**



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SUNNYTHWAITE, CHURCH STREET, LONG PRESTON, BD23 4NJ

Substantial 5 bedroomed stone built and extended end cottage style property (formerly two) located in a superb position within this popular Yorkshire Dales Village.

Extensive accommodation laid over two floors with 2 reception rooms, L shaped dining kitchen, utility room, dining room and workshop to the ground floor, five double bedrooms and house bathroom to the first floor. Foregarden, walled rear garden and unrestricted street parking.

Majority double glazed windows and gas fired central heating. Some character features are evident.

Long Preston is a thriving village with local amenities including railway station, 2 public houses, post office, primary school, church and playing fields. Situated approximately four miles from the market town of Settle and 12 miles from Skipton.

Outstanding property in a good location, well worthy of internal inspection to fully appreciate.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, 2 Reception Rooms, Dining Kitchen, Dining Room.

First Floor

Landing, 5 Bedrooms, House Bathroom and Shower Room

Outside

Fore Garden, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

4'8" x 17'0" (1.42 x 5.18)



Solid external entrance door with glazed fan light over. Solid rear door with glazed panel over.





Lounge/Reception Room 1:

13'1" x 15'1" (3.98 x 4.59)

Double glazed window, gas fire in stone fireplace, shelved alcove.

Living Room/Reception Room 2:

15'3" x 13'7" (4.64 x 4.14)

2 double glazed windows, gas fire within wood fire surround with brick inset, staircase to the first floor, alcove cupboard.



Kitchen:

13'3" x 8'5" (4.03 x 2.56) plus 8'8" x 13'5" (2.64 x 4.08)

Good sized L shaped kitchen with range cooker, stainless steel sink with mixer tap, gas fire within stone fireplace, 2 double glazed windows, good sized under stair store, external rear entrance door, range of base units with complementary work surfaces, plumbing for dishwasher, lobby area open to kitchen with glazed rear door and access to WC.





Utility Room:

3'10" x 4'5" (1.16 x 1.34)

Gas fired central heating boiler, plumbing for washing machine.

WC:

3'6" x 4'0" (1.06 x 1.21)

WC, pedestal wash hand basin.

Dining Room:

18'2" x 8'6" (5.53 x 2.59)

Single glazed window, radiator, under stair store cupboard.



Workshop:

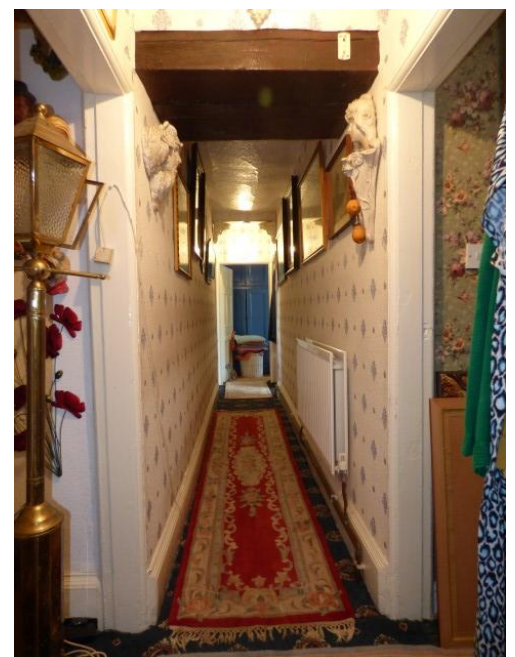
Large room, not measured.

FIRST FLOOR:

Landing:

25'4" x 2'7" (7.72 x 0.78) plus 6'1" x 3'0" (1.85 x 0.91)

Return staircase to the ground floor, central landing, radiator, access to 5 bedrooms, house bathroom and shower room.





Bedroom 1, to the front:

9'7" x 13'4" (2.84 x 4.06)

Double bedroom, double glazed window, radiator.



Shower Room:

10'0" max x 5'10" (3.04 x 1.77)

Shower tray with electric shower over, WC, pedestal wash hand basin, bulk head cupboard, double glazed window.

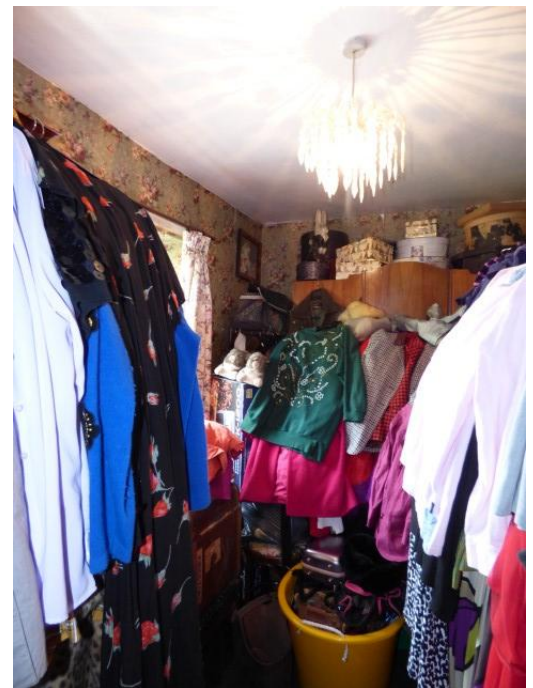


Bedroom 2, to the rear:

8'5" x 13'9"

(2.56 x 4.19)

Double bedroom, single glazed window, bulkhead cupboard, radiator.



Bedroom 3, to the front:

15'6" x 10'4" (4.72 x 3.15)

Double bedroom, double glazed window, radiator



Bedroom 4, to the front:

8'8" x 15'5" (2.64 x 4.69)

Walk through bedroom 4 to access bedroom 3, double glazed window.





Bedroom 5, to the rear:

8'4" x 13'2" (2.54 x 4.01)

Double bedroom, double glazed window, radiator.

House Bathroom:

5'6" x 11'6" (1.67 x 3.50)

3 piece white bathroom suite comprising cast iron bath, pedestal wash hand basin, WC, double glazed window, radiator, cylinder cupboard.



OUTSIDE:

Good sized walled rear garden, side door to lane.



**Directions:**

Enter Long Preston village from Settle on the A65, go through the centre past the Boars Head public house, take the next left onto Church Street, Sunnythwaite is on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All mains services are connected to the property.

Viewing:

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

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/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

Local Authority:

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

Council Tax Band 'E'



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Market Place

Settle

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