



4 OVERLANDS, HORTON IN RIBBLESDALE
£225,000



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4 OVERLANDS, HORTON IN RIBBLESDALE, BD24 0EZ

Well appointed mid terraced cottage located in the most stunning position on the edge of Horton in Ribblesdale Village having outstanding uninterrupted views towards Penyghent.

Presented to a high standard throughout with upvc double glazed windows and modern electric heating.

Ready for immediate occupation.

Currently utilised as an established holiday cottage which could continue or ideal property for first time buyer, family or second home.

Spacious accommodation with large extended lounge to the front and dining kitchen to the rear with modern kitchen units and appliances.

Two double bedrooms and modern bathroom to the first floor.

Pleasant, paved area to the front with views, enclosed rear yard area, plus unrestricted parking.

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

Horton in Ribblesdale is a popular village situated within The Yorkshire Dales National Park amid the famous Yorkshire Three Peaks, approximately 6 miles from the market town of Settle.

The village has 2 public houses, village hall, church and railway station on the Settle Carlisle railway with regular services to Settle, Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Vestibuled Hallway, Lounge, Kitchen, Utility Room.

First Floor

Landing, 2 Bedrooms, Bathroom.

Outside

Foregarden, Unrestricted Street Parking, Rear Yard Area.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

14'5" x 16'0" (4.39 x 4.87)

Vestibuled entrance, part glazed external entrance door, solid inner door, upvc double glazed window with views, stone fireplace with open fire grate, wood mantle and flagged hearth, wood flooring, doored staircase to the first floor, glazed inner door to the kitchen, radiator, picture rail.





Kitchen:

14'5" x 11'0" (4.39 x 3.35)

Range of modern kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, built in electric oven, electric hob. extractor hood, built in fridge, dishwasher, upvc double glazed window, half glazed door to rear porch, radiator, space for table, tiled floor.



Rear Porch/Utility Room:

5'6" x 6'3" (1.67 x 1.67)

Half glazed rear external entrance door, plumbing for washing machine, quarry tiled floor, upvc double glazed window.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom, loft access, bulkhead cupboard.

Bedroom 1:

14'6" x 11'0" (4.42 x 3.35)

Double bedroom, upvc double glazed window with views towards Penyghent, radiator, cupboard housing gas electric boiler/cylinder, picture rail.





Bedroom 2:

7'9" x 11'0" (2.36 x 3.35)

Twin room, upvc double glazed window, radiator, picture rail.



Bathroom:

6'5" x 6'4" (1.95 x 1.93)

3-piece white bathroom suite comprising bath, shower off the taps, pedestal wash hand basin, low flush WC, upvc double glazed window, radiator, tiled floor.

OUTSIDE:

Front:

Unrestricted street parking paved fore garden/patio.



Rear:

Yard area, pedestrian access, shed.



**Directions:**

Leave Settle on the B6479 to Horton in Ribblesdale, enter the village, take the first left turn onto Overlands, number 4 is on the right hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion.

Services:

Mains water, electric and drainage.

Viewing:

This cottage is currently a holiday cottage therefore viewings have to coincide with change over days. All viewings are accompanied.

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. All electric heating not tested.

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.

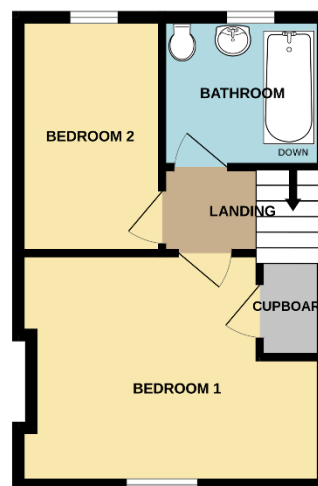
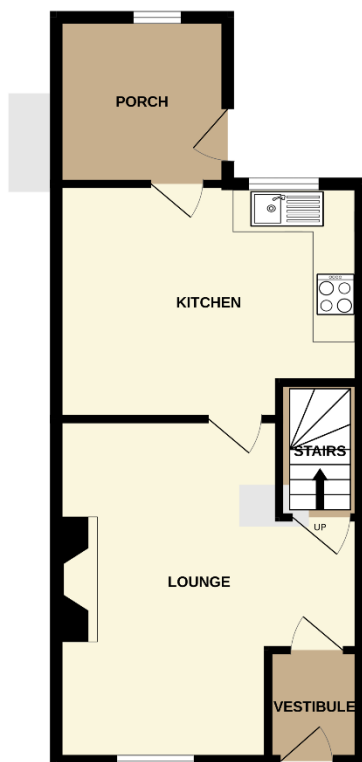


Local Authority:
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1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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