

## THE OLD LIBERAL CLUB, LANGCLIFFE

£295,000





# THE OLD LIBERAL CLUB, NEW STREET, LANGCLIFFE, SETTLE BD24 9NH

Deceptively spacious 2 bedroomed stone built cottage located in a superb position near to the centre of Langcliffe village just off the village green having the benefit of good-sized accommodation laid over 2 floors and a large walled garden.

The property looks to have been formally 2 cottages now providing a spacious home with 2 large reception rooms to the ground floor and 2 double bedrooms and shower room to the first floor.

Some modernisation is required to bring it up to modern day standards, the property has many interesting features evident including old range fireplace with stone surround, flagged flooring etc, modern kitchen units have been installed with Silestone work surfaces and Belfast sink and upvc double glazed windows throughout plus gas fired central heating.

The garden is a real gem in the centre of the village with huge potential to possibly create a parking space subject to the necessary approvals.

A fantastic property in a good location within a popular Yorkshire Dales village approximately 1 mile from the market town of Settle and sitting within stunning countryside well worthy of inspection to fully appreciate the properties potential.

Langcliffe is a popular village with village hall and church, Settle has all local amenities such as independent shops/cafes, rail and bus links to Skipton 16 miles, Leeds and Lancaster.

## ACCOMMODATION COMPRISES:

### Ground Floor

Dining Kitchen, Lounge

### First Floor

Landing, 2 Bedrooms, Shower Room

### Outside

Large walled garden, small stone outbuilding

## ACCOMMODATION:

### GROUND FLOOR:

#### Dining Kitchen:

15'5" x 15'2" (4.70 x 4.62)

Good sized square room with range of kitchen base units with complementary pale Silestone work surfaces, wall units, Belfast sink with mixer taps, Neff hob, Neff built in electric oven, Neff stainless steel extraction hood, 2 larder units, stable external entrance door, flagged flooring, old range fireplace within stone fire surround, radiator, upvc double glazed window, staircase up to the first floor.







### **Lounge:**

15'4" x 15'9" (4.67 x 4.80)

Large room with upvc double glazed window, half glazed upvc double glazed side external entrance door, second staircase to the first floor, gas fire with central heating boiler behind, flagged floor, radiator, access to cellar.



### **FIRST FLOOR:**

#### **Landing 1:**

Staircase from dining kitchen with access to bedroom 2 and shower room.

#### **Bedroom 1:**

15'4" x 15'10" (4.67 x 4.83)

Off staircase 2 from the lounge, large double bedroom with 2 upvc double glazed windows, 2 radiators.



#### **Bedroom 2:**

12'3" x 10'3" (3.73 x 3.12)

Double bedroom, 2 upvc double glazed windows and radiator.



### **Shower Room:**

11'1" x 4'3" (3.38 x 1.30)

3-piece bathroom suite comprising corner shower cubicle with electric shower, vanity wash hand basin, WC and radiator.





## OUTSIDE:

Pleasant walled garden with paved area, access onto New Street, stone garden outbuilding former WC.

N.B. Potential for parking space subject to the necessary approvals.

## Directions:

From the Settle office go down the High Street through the Market Square, down Church Street and turn right onto the B6479 at Bridge End, go approximately 1 mile to Langcliffe village, take the 2<sup>nd</sup> right turning into the village onto New Street and The Old Liberal Club is at the end of New Street on the right-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:

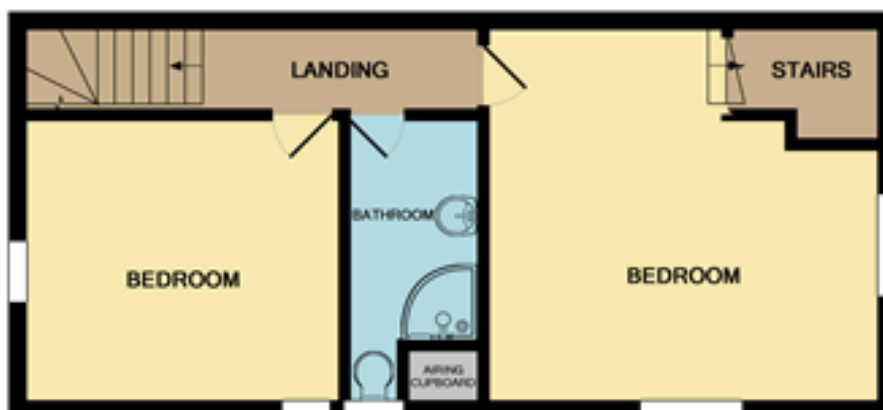
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

The Old Liberal Club New Street Langcliffe SETTLE BD24 9NH		Energy rating <b>D</b>
Valid until 11 December 2028	Certificate number 8538-7922-6359-6177-0906	
Property type	Semi-detached house	
Total floor area	98 square metres	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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