



GARTH LEA, STATION ROAD, HORTON IN RIBBLESDALE
£250,000



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GARTH LEA, STATION ROAD, HORTON IN RIBBLESDALE, SETTLE, BD24 0HH

Three-bedroom semi-detached cottage located on the edge of Horton in Ribblesdale offering accommodation laid over two floors.

Standing within good sized gardens with detached garage to the rear.

Upvc double glazed windows and a modern heating system are installed.

Ground Floor, entrance lobby with staircase to the first floor, lounge, large dining kitchen with modern kitchen units, multi fuel stove and space for table.

First floor, landing, three bedrooms and modern shower room.

Ideal property for first time buyer, holiday cottage, second home or investment.

Well worthy of internal inspection to appreciate the size and condition.

Horton in Ribblesdale is a popular village situated within The Yorkshire Dales National Park Three Peaks District.

The village has local amenities including two public houses, church, village hall and railway station on the famous Settle to Carlisle Railway.

A wider range of facilities are available in Settle approximately 6 miles away.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Dining Kitchen

First Floor

Landing, 3 Bedrooms, Shower Room

Outside

Walled Fore Garden, Rear Patio, Side Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'1" x 3'0" (0.94 x 0.91) (excluding staircase)

Upvc part glazed external door, staircase to the first floor.



Lounge:

12'4" x 12'7" (3.75 x 3.83)

Upvc double glazed window, open fire grate in wood fire surround with cast iron inset and tiled hearth, electric heater, coved ceiling, wall lights.



Dining Kitchen:

15'9" x 16'8" (4.80 x 5.08)

Large room with range of kitchen base units with complementary worksurfaces, ceramic sink with mixer taps, built in double oven, electric hob, extractor hood, ½ glazed upvc external entrance door, 2 upvc double glazed windows, electric heater, built in fridge, multi fuel stove on flagged hearth, exposed brick chimney breast, understairs store cupboard, coat hooks/bench, recessed spotlights.





FIRST FLOOR:

Landing:

Access to 3 bedrooms and shower room, upvc double glazed gable window, electric heater, loft access.

Bedroom 1:

14'0" max x 12'5" (4.26 x 3.78)

Double bedroom, electric storage heater, upvc double glazed window, shelved bulkhead cupboard.



Bedroom 2:

9'1" x 9'9" (2.76 x 2.97) plus lobby

Upvc double glazed window, electric heater, built in cupboard.



Bedroom 3:

12'0" x 6'5" (3.65 x 1.95)

Upvc double glazed window, electric heater.



Shower Room:

6'3" x 7'5" (1.90 x 2.26)

Large shower enclosure with electric shower, WC, vanity wash hand basin, boarded walls to dado, sliding door.



OUTSIDE:

Front:

Pleasant walled fore garden with mature shrubs.



Side: Garden area.

Rear:

Rear patio, lawned garden, mature shrubs, garage.

Note: No parking on land in front of garage, just a right of way.



Directions:

Enter Horton in Ribblesdale Village from Settle on the B6479, go through the village over the 2 bridges, up the long straight road and Garth Lea is located on the right-hand side, a for sale board is erected. To get to the rear, go around the corner and turn right under the archway.

Tenure:

Freehold with vacant possession on completion.

**Services:**

Mains electric, drainage and water.

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 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 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Floor plan to follow.



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