



3 TEMPERANCE SQUARE, HELLIFIELD

£232,500





3 TEMPERANCE SQUARE, HELLIFIELD, BD23 4LG

A spacious three bedroom mid terrace townhouse, offering accommodation laid over 3 floors featuring forecourt parking to the front and pleasant enclosed rear garden.

The property is well presented, with upvc double glazed windows and external doors plus gas fired central heating.

Modern kitchen with appliances and recently refurbished bathroom.

Ideal as a first time purchase, family home, second home or investment property, it is well worth an internal inspection to appreciate the size, and central location within Hellifield village.

Situated on a small cul de sac courtyard with little passing traffic, the property is available for immediate occupation with no onward chain.

Hellifield is a popular village located on the edge of the Yorkshire Dales National Park, approximately 10 miles from the market town of Skipton and 6 miles from Settle. The village has local amenities including a railway station and regular bus services.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Utility Room, Kitchen, Lounge.

First Floor

Landing, 2 Bedrooms, Bathroom.

Second Floor

Double Bedroom, En Suite Shower Room.

Outside

Forecourt Parking, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

2'7" x 7'1" (787 x 2.15) plus 3'8" x 2'4" (1.11 x 711)

Half glazed upvc external entrance door, staircase to the first floor, access to the kitchen and utility room.

Utility Room:

5'3" x 5'1" (1.60 x 1.54)

Base unit with complementary worksurface, stainless steel sink with mixer tap, upvc double glazed window, low flush WC, gas fired combination boiler.





Kitchen:

10'7" x 11'9" (3.22 x 3.58)

Range of kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl sink with mixer tap, built in Stoves electric oven, gas hob, extraction hood, dishwasher, access to lounge, upvc double glazed window.



Lounge:

13'9" x 11'7" (4.19 x 3.53)

Upvc double glazed mullioned window, radiator, flame effect gas fire in wood surround with marble effect inset and hearth, understairs cupboard.



FIRST FLOOR:

Landing:

6'2" x 15'0" (1.88 x 4.57)

Access to 2 bedrooms and bathroom, staircase to the second floor, upvc double glazed window, radiator.



Bedroom 2: to the front

8'5" x 11'9" (2.56 x 3.58)

Upvc double glazed window, radiator, built in wardrobe.



Bedroom 3: to the rear

7'4" x 9'7" (2.23 x 2.92)

Single bedroom, upvc double glazed window, radiator.



Bathroom:

7'10" x 5'0" (2.38 x 1.52)

Recently installed 3 piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, radiator.





SECOND FLOOR:

Bedroom 1:

16'5" x 10'9" (5.00 x 3.27)

Large double bedroom, eaves storage, 2 conservation roof lights, bulkhead store cupboard, 2 radiators.



En Suite Shower Room:

5'4" x 4'10" (1.62 x 1.47)

Shower enclosure with shower off the system, WC, wash hand basin.



OUTSIDE:

Front:

Forecourt parking.



**Rear:**

Enclosed rear garden with pedestrian access.

**Directions:**

Enter Hellifield Village on the A65 from Settle, go under the railway bridge and take the next left turn onto Temperance Square, number 3 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.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

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/gas 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'

3 Temperance Square Hellifield SKIPTON BD23 4LG		Energy rating C
Valid until 14 September 2035	Certificate number 0340-2059-8580-2625-6421	
Property type	Mid-terrace house	
Total floor area	86 square metres	



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Market Place

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