



WALTERGARTH, HORTON IN RIBBLESDALE
£390,000



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WALTERGARTH, HORTON IN RIBBLESDALE, SETTLE, BD24 OHH

Spacious three bedroom detached bungalow located in a superb position within mature gardens near to the centre of Horton in Ribblesdale Village.

The property has well planned light and airy accommodation offering two reception rooms, pleasant garden room with access to the garden, well appointed kitchen with modern appliances, three good sized bedrooms two of which have en suite facilities and modern house shower room.

Outside, large parking/turning area for several vehicles, gardens, detached shed which could be redeveloped to a garage/workshop subject to the necessary approvals.

Double glazed windows and oil fired central heating, decorated to a good standard and ready for immediate occupation with no onward chain.

Sitting amid stunning accessible countryside.

Ideal family home, holiday/second home or investment property.

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

Horton in Ribblesdale is a popular village situated within The Yorkshire Dales National Park amid the famous three peaks district.

The village has local amenities such as two public houses, village hall, church and railway station on the Settle to Carlisle line.

The market town of Settle is approximately 6 miles and has a wider range of amenities.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Hallway, Kitchen, Dining Room, Sunroom, Lounge, Three Bedrooms, Two En Suite Shower Rooms, House Shower Room.

Outside

Good Sized Gardens, Parking, Detached Garage/Workshop.

ACCOMMODATION:

GROUND FLOOR:

Rear Entrance Porch:

2'7" x 6'0" (0.78 x 1.82)

Half glazed upvc external entrance door, upvc double glazed inner door, upvc double glazed window.

Inner Hallway:

3'9" x 16'3" (1.14 x 4.95)

Access to sunroom, kitchen, 2 bedrooms, loft and built in cloaks cupboard, radiator.



Kitchen:

12'0" x 10'5" (3.65 x 3.17)

Range of modern kitchen base units with complementary worksurfaces, island unit with complementary worksurface, wall units, built in electric oven, electric hob, extraction hood, integrated fridge freezer, dishwasher and tumble dryer, sink with mixer tap, vertical radiator, upvc double glazed bay window, plumbing for washing machine, recessed spotlights.



Dining Room:

14'2" x 13'0" (4.31 x 3.96)

Dual aspect with 2 upvc windows, 1 bay style, radiator.





Sunroom:

Pleasant room with upvc double glazed entrance door and side panels, radiator, access to bedroom 2 and house shower room.



Lounge:

14'1" x 13'7" (4.29 x 4.14) including bay

Upvc double glazed bay window, upvc double glazed side window, multi fuel stove within stone fireplace, flagged hearth, radiator.



Bedroom 1:

9'5" x 13'8" (2.87 x 4.16) to bay

Double bedroom, upvc double glazed bay window, built in wardrobes, radiator.



En Suite Shower Room:

3'0" x 8'7" (0.91 x 2.61)

Shower enclosure with electric shower, WC, pedestal wash hand basin, electric heater, upvc double glazed window, tiled walls.



Bedroom 2:

8'10" x 13'9" (2.69 x 4.19) to bay

Double bedroom, upvc double glazed bay window, radiator, built in wardrobes.



Bedroom 3:

9'8" x 9'5" (2.94 x 2.87)

Double bedroom/study, dual aspect with 2 upvc double glazed windows, sliding door to en suite shower room.

En Suite Shower Room:

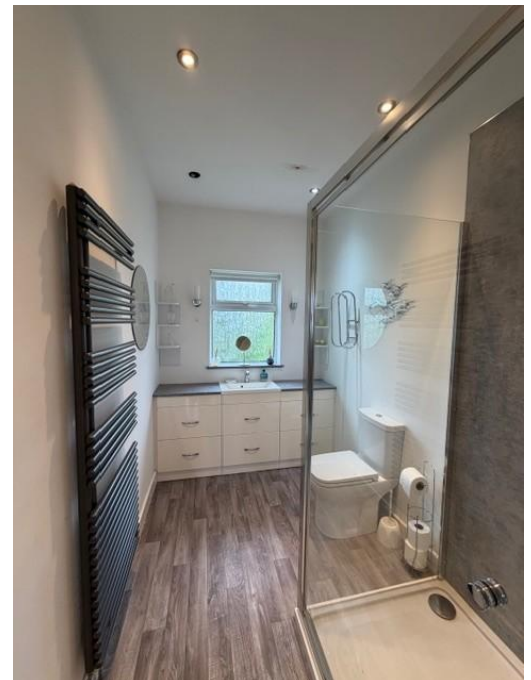
4'11" x 6'0" (1.49 x 1.82)

Shower enclosure with electric shower over, pedestal wash hand basin, WC, upvc double glazed window, tiled walls.

House Shower Room:

5'9" x 10'7" (1.75 x 3.22)

Well appointed room with large shower enclosure with drencher shower over off the system, low flush WC, vanity wash hand basin within units, modern heated towel rail, upvc double glazed window, recessed spotlights.





OUTSIDE:

Front:

Large foregarden with lawn, mature hedges, walled boundary, rockery, paths.

Side:

Driveway/parking for several vehicles, oil tank, oil boiler

Detached Shed:

Room 1:

8'7" x 16'8" (2.61 x 5.08)

Room 2:

7'8" x 16'8" (2.33 x 5.08)

Room 3:

11'6" x 5'2" (3.5 x 1.57)

Lean To:

Useful log store.



Rear:

Garden laid to lawn with mature shrubs, patio area etc





Views:



Directions:

Enter Horton in Ribblesdale from Settle on the B6479, go through the village over the bridge past the Crown public house, proceed approximately 200 metres, Waltergarth is located on the right hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, electric, drainage and oil fired central heating.

Age:

1940s

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:

Rivers and the sea	More about your rivers and sea flood risk		
Yearly chance of flooding			
☒ Very low	☐ Low	☐ Medium	☐ High
Yearly chance of flooding between 2036 and 2069			
☒ Very low	☐ Low	☐ Medium	☐ High

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/oil 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:

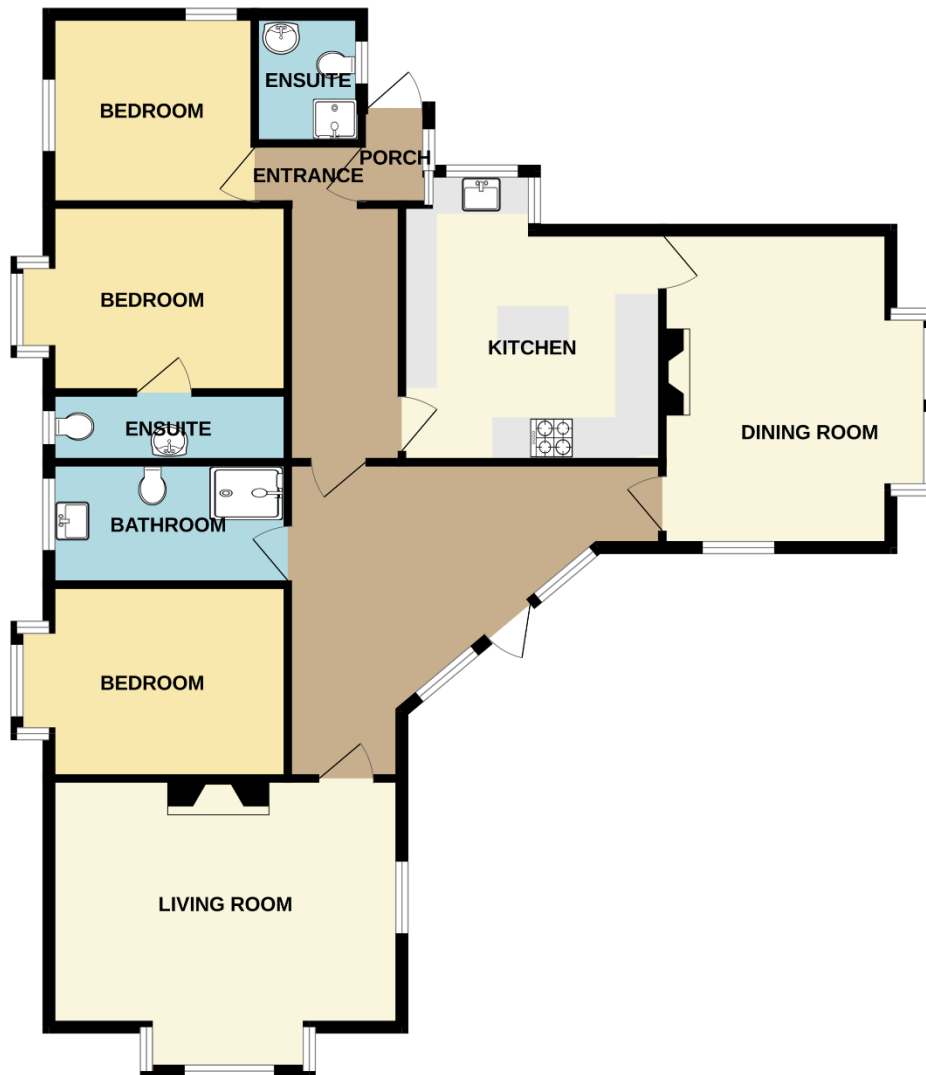
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR



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