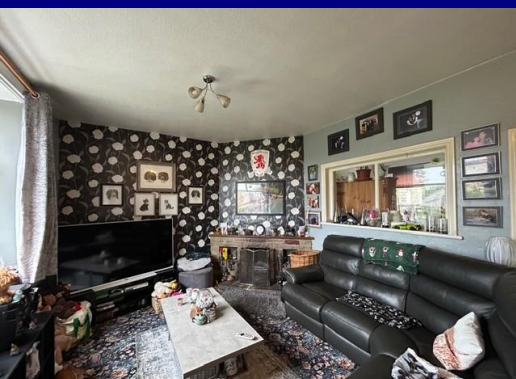




4 HILLCREST, HORTON IN RIBBLESDALE
£205,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



4 HILLCREST, HORTON IN RIBBLESDALE, BD24 0HL

3 Bedroomed stone built mid-terraced house located in a superb, elevated position on the edge of Horton in Ribblesdale Village having outstanding views.

Former railway workers cottage on the famous Settle to Carlisle railway approximately 50 yards from the railway station.

Spacious accommodation laid over two floors with good sized front garden, rear yard, and stone outbuilding, plus garage and ample parking.

Requires some modernisation to bring it up to modern day standards but has a modern bathroom and double glazed windows.

Ideal family home, second home, holiday cottage or investment prospect.

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

Horton in Ribblesdale is a popular village located within the Yorkshire Dales National Park in the Yorkshire 3 Peaks.

The Village has two public houses, church, village hall and railway station with a wider range of amenities in the Market Town of Settle 6 miles away.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge, Kitchen, WC/Shower Room, Inner Hallway.

First Floor

Landing, 3 Bedrooms, Bathroom

Outside

Fore Garden, Rear Yard, Shed, Garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

3'10" x 4'6" (1.16 x 1.37)

Part glazed external entrance door, single glazed window, inner door to the lounge.



Lounge:

12'0" x 17'8" (3.65 x 5.38)

Good sized room with double glazed picture window, open fire grate within stone fireplace on flagged hearth, electric heater.



Inner Hallway:

With staircase to the first floor, understairs store cupboard.

Kitchen:

12'0" x 11'0" (3.65 x 3.35)

Range of kitchen base units with complementary worksurfaces, wall cupboards, 1 ½ bowl stainless steel sink with mixer taps, open fire grate within tiled fireplace, double glazed window, half glazed upvc external entrance door, cooker point.



WC/Shower Room:

3'10" x 4'10" (1.16 x 1.47)

With WC with hidden cistern, wash hand basin, floor drain, double glazed window.

FIRST FLOOR:

Landing:

Access to 3 bedrooms, and house bathroom.



Bedroom 1: Front

12'8" x 8'5" (3.86 x 2.56)

Double bedroom with double glazed window.



Bedroom 2: to the rear

11'0" x 9'0" (3.35 x 2.74)

Double bedroom with double glazed window.

Bedroom 3: Front

9'10" x 8'5" (2.99 x 2.56)

Double glazed window.

Bathroom:

With three-piece white bathroom suite comprising bath with electric shower over, screen, WC, vanity wash hand basin, double glazed window, boarded walls.





OUTSIDE:

Front:

Good sized foregarden, laid to lawn, mature shrubs walled and fenced boundaries, parking area to the front, single garage with up/over door.



Rear:

Enclosed rear yard and outbuilding, pedestrian rear access.



Directions:

Enter Horton in Ribblesdale Village from Settle on the B6479 go over the bridge and go along the straight and at the junction go forwards towards the Station No4 is located on the right hand side and a For Sale Board is erected.

AGE:

Approximately 1870's

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, electric and drainage.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

**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'

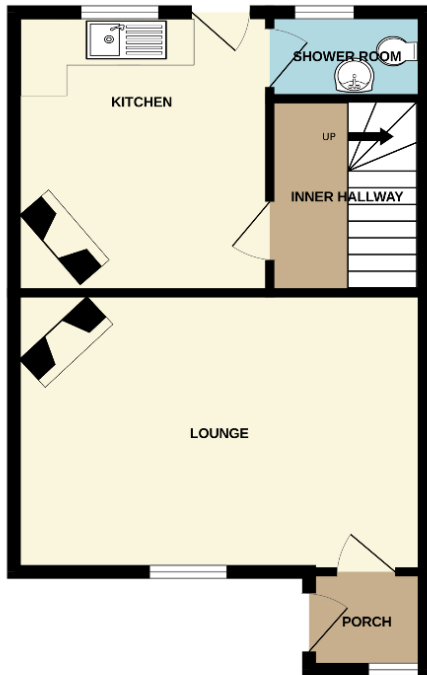
4 Hillcrest Horton-In-Ribblesdale SETTLE BD24 0HL		Energy rating E
Valid until 2 April 2034	Certificate number 0823-3036-4204-2004-6200	

Property type Mid-terrace house

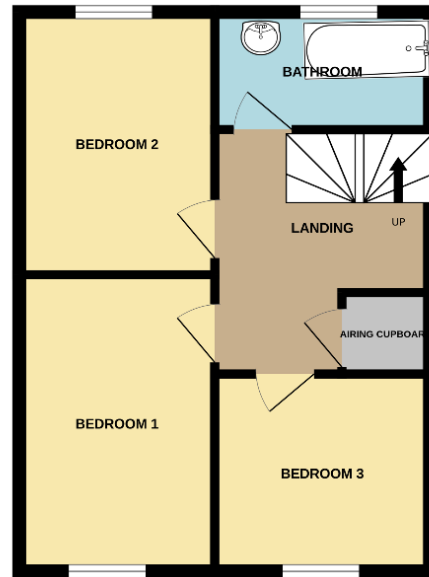
Total floor area 81 square metres



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

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.
Made with Metropix ©2025



www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.