



Clapham

£465,000

3 Old Road, Clapham, Lancaster, LA2 8JH

Set within the welcoming village of Clapham, 3 Old Road presents a wonderful opportunity to acquire a substantial family home that has been lovingly maintained and well presented, and is now ready for a new purchaser to make it their own. Presenting flexible, generously proportioned living spaces with a living room, conservatory, kitchen and a handy utility/workshop to the ground floor, the first floor enjoys two double bedrooms, a single bedroom and family bathroom, with the generous gardens to the front and rear and off road parking completing the picture. Now in need of some modernisations, this home offers an ideal canvas for families seeking a forever home within a peaceful village location.

Clapham is a beautiful village within the Yorkshire Dales National Park with a vibrant community, local shop, a church and café and only a stones throw away from the train station with good links to both Leeds and Lancaster. There are numerous footpaths and bridal-ways on your doorstep as the property is located at the foot of Ingleborough, one of the Yorkshire 3 Peaks. The village is also located just off the A65 between Settle and Ingleton and close to Kirkby Lonsdale which together offer a wide range of amenities and schooling options. The M6 is also within a 30 minutes drive.



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Ultrafast
Broadband*



Off Road
Parking & Garage

Quick Overview

Delightful Detached Family Home

Three Bedrooms & One Bathroom

Peaceful Village Location

Generous Living Spaces

Two Reception Rooms & Kitchen

Gardens to the Front & Rear

Detached Garage

Off Road Parking

Well Presented Throughout

Ultrafast 300-1000Mbps Broadband Available

Property Reference: KL3543



Entrance Hall



Living Room



Kitchen



Utility/Office

Step through the door into the porch, great for storing shoes and hanging coats. Follow into the hallway, with access into the living spaces and stairs leading to the first floor. A handy under stairs cupboard provides additional storage space.

Firstly you are welcomed into the generous living/dining room; a light and bright space with front aspect window and feature fireplace with electric fire. With space for a dining table, this room is ideal for hosting family and friends, with sliding doors opening into the conservatory, providing an ideal sun trap through the summer months with French doors opening into the garden, creating a seamless blend outside to enjoy throughout the summer months.

Back into the hallway, you are lead into the kitchen. Now in need of updating, this comprises wall and base units, complementary work top, one and a half sink with drainer, tiled splashback and space for a dining table as desired. Integrated appliances include an oven and four ring hob, and there is space for an undercounter dishwasher and freestanding fridge freezer. A door opens into the garden, whilst an inner hall allows access into the utility/workshop and a cloakroom with W.C. The utility presents a great additional space for storage with wall and base units, a sink and plumbing for a washing machine.

Follow the stairs to the first floor where you will find the three bedrooms and bathroom. Now in need of updating, the bathroom comprises a corner bath, W.C., bidet and pedestal sink. Bedroom two is a generous double room with a front aspect window over the garden and space for additional furniture with a hand wash basin, whilst bedroom one is also a double room with the added benefit of integrated wardrobes. Finally, bedroom three is a single room to the front aspect with a handy cupboard with shelving and hanging space.

The garage also provides additional storage with a mezzanine level. It is equipped with hot and cold water and power points, enhancing its practicality and functionality. With its generous space, it offers excellent potential, subject to the necessary consents, to be transformed into an annex, workshop, hobby room, or creative studio, ideal for those seeking a dedicated space for work, leisure, or guest accommodation.

Completing the picture is the delightfully presented rear garden, lovingly maintained with patio and gravel areas for outdoor seating, being mostly laid to lawn with planted borders, flowers and shrubs and a gate onto the driveway.



Living Room



Conservatory



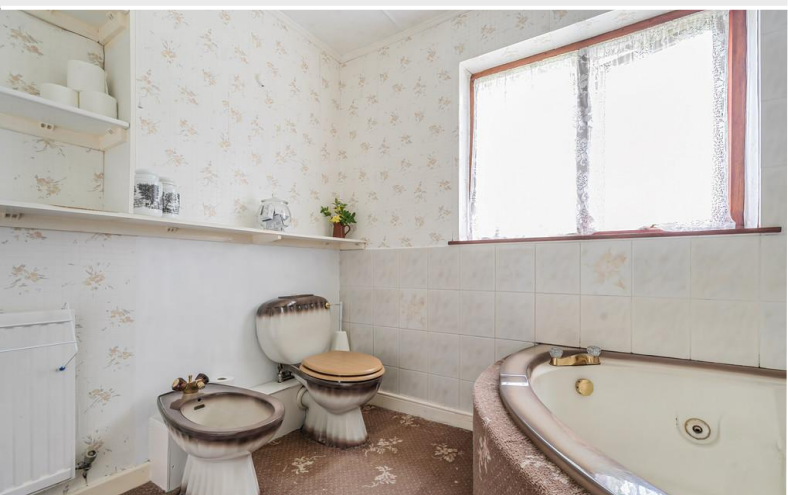
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Living Room 21' 10" x 15' 4" (6.65m x 4.67m)

Conservatory 11' 0" x 10' 4" (3.35m x 3.15m)

Kitchen 16' 5" x 12' 11" (5m x 3.94m)

Utility/Office 16' 10" x 8' 11" (5.13m x 2.72m)

First Floor

Bedroom One 11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom Two 13' 7" x 10' 4" (4.14m x 3.15m)

Bedroom Three 10' 8" x 7' 10" (3.25m x 2.39m)

Parking

Parking for a number of cars. The garage provides additional parking as desired.

Services

Mains water, drainage and electricity. LPG heating.

Council Tax

North Yorkshire Council- Band E.

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words Location & Directions

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Bedroom One



Bedroom Two



Garden



Garden

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Meet the Team

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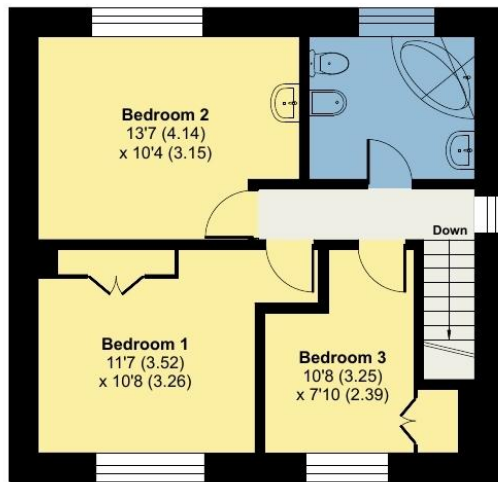
Old Road, Clapham, Lancaster, LA2

Approximate Area = 1400 sq ft / 130 sq m

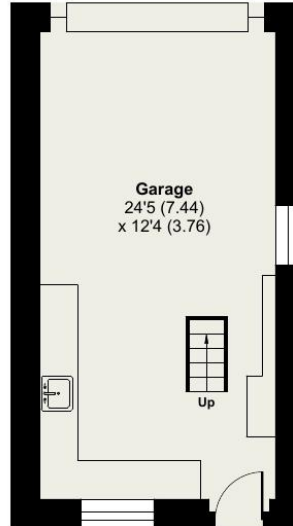
Garage = 604 sq ft / 56.1 sq m

Total = 2004 sq ft / 186.1 sq m

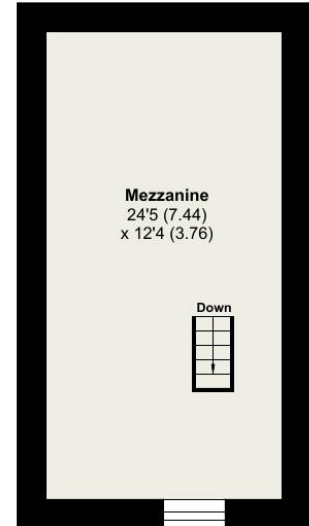
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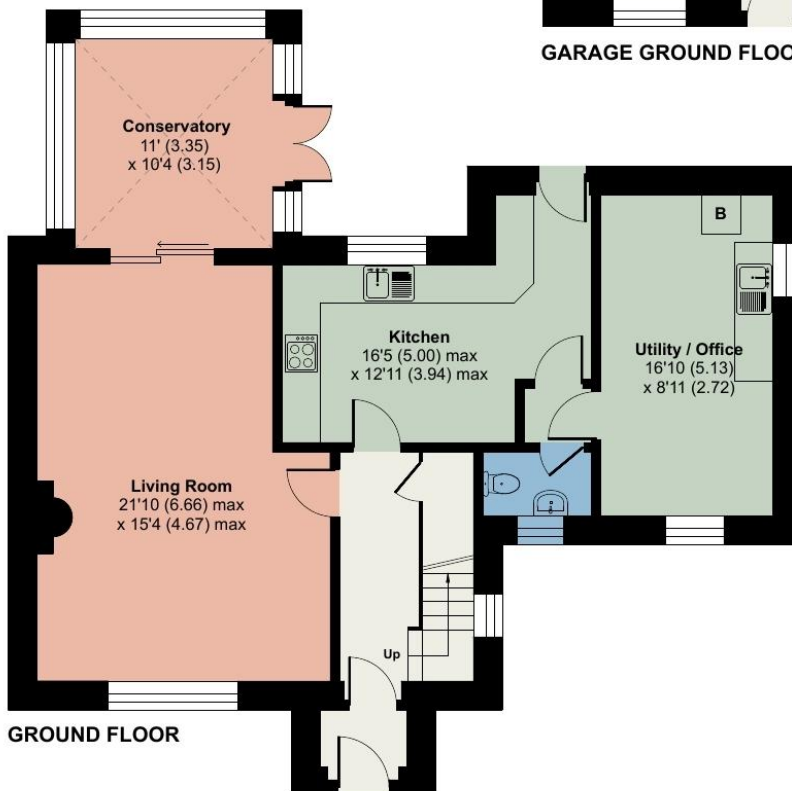
FIRST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1161483

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