

## 2 BELL BUSK

£140,000

Bell Busk, Near Skipton, BD23 4DT

**A sweet three storey period former mill worker's cottage in a lovely rural hamlet setting, now requiring refurbishment.**

One of twelve cottages built in two parallel rows, creating an attractive open plan courtyard in between. Set over three floors with an open plan living kitchen, two bedrooms and a bathroom. A small former privy opposite and on street parking is available.

**With good access to the A65, the market town of Skipton and the nearby Yorkshire Dales, the cottage is perfect whether you are seeking a first or second home or a holiday let for investment.**





## Welcome to **2 BELL BUSK**

Bell Busk, Near Skipton, BD23 4DT

### Here's our Top Ten reasons to love 2 Bell Busk:

- Incredibly sweet** - a stone and slate former mill worker's cottage; mid terrace, it's one of 12 built in two parallel rows creating an attractive open plan courtyard in between. Some period features remain with sash windows, a built-in cupboard in the living area, arched recess, window and door reveals.
- Now requiring a little TLC** - providing scope for general cosmetic upgrading.
- Set over three floors** - with an approximate gross internal area of 629 sq ft (58.4 sq m) the accommodation is bigger than you think at first glance. There is an open plan living kitchen - the kitchen is fitted with base and wall units, electric oven and hob, integral refrigerator and a washing machine. To the first floor is a bedroom, as well as a three piece shower room. Off the landing, a staircase leads to the second floor where you'll find bedroom 2, being open to the apex with skylight window, undereaves storage and built-in cupboard.
- Great to lock up and leave** - there's no garden, however low upkeep leaves more time to get out and enjoy the things you like to do.
- Outside space** - in a row of four across the road, a small former privy.
- It's like turning back the clock - escape from the hustle and bustle of modern life** - Bell Busk is a quiet rural hamlet located at the southern end of Malhamdale, surrounded by beautifully scenic countryside close to where the River Aire meets Otterburn Beck.
- Local facilities** - **Hellifield** (5 miles) has a shop, doctors' surgery, post office, pub, primary school and two churches and at attractive **Long Preston**, known as the 'Gateway to the Dales' (6.4 miles) there's a primary school, post office, shop, village hall and pubs.
- Nearby market towns** - a larger selection of facilities can be found in **Skipton** (7.9 miles) and **Settle** (10.5 miles).
- Fond of fresh air?** The property is close to The Yorkshire Dales and, along with the Lake District National Park and the nearby Forest of Bowland National Landscape (formerly known as an Area of Outstanding Natural Beauty) it's the ideal base for exploring all that the area has to offer; The Three Peaks, The Pennine Way, the picturesque village of Malham (4.8 miles), Malham Tarn and Cove to name but a few. Another worthy destination is the Coniston Cold Hotel, Country Estate and Spa, set in 1400 acres with its own lake and offering award-winning dining, excellent conference and meeting facilities, as well as a wide range of activities including shooting, off-road driving, archery and fishing.
- Highly accessible location** - situated just over a mile from the A65, getting around is very easy, the city of Leeds is 33.9 miles away or you could catch the train from Hellifield or Gargrave which are on the Leeds to Morecambe branch line. There are also stations on the scenic Settle to Carlisle railway at Settle and Giggleswick. For jetting off, Leeds Bradford Airport is a 26.8 miles drive.

**£140,000**

## You'll need to know

- Mains electricity, water and drainage
- Electric heating
- Single glazed sash windows
- Broadband connection available
- 2 Bell Busk is currently banded A for Council Tax purposes. Interested parties are asked to verify this information for themselves with North Yorkshire Council.
- Bell Busk is designated a Conservation Area
- Freehold, with vacant possession on completion

**To find the property** - head east along the A65, towards Skipton. On entering the village of Coniston Cold, turn left signposted Bell Busk/Malham, continue past the church and under the railway bridge. Before crossing the river bridge, bear left and proceed for approximately 0.5 miles and the two rows of Bell Busk Cottages are on the left. Parking is available on the roadside and No. 2 is the second property on the right hand row.

*///what3words reference: pickle.stepping.unlisted*

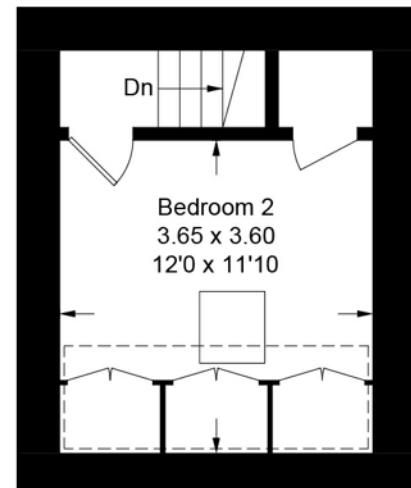
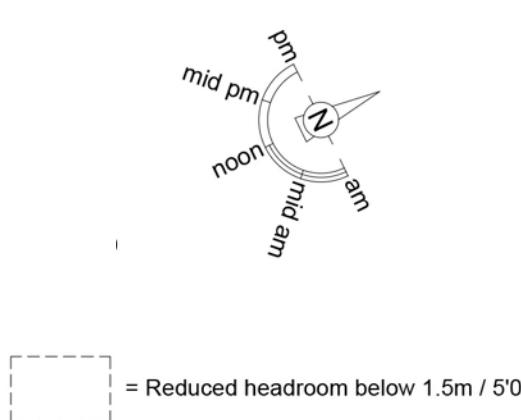
### Money Laundering

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.



## 2, Bell Busk, Bell Busk, BD23 4DT

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



**Second Floor**

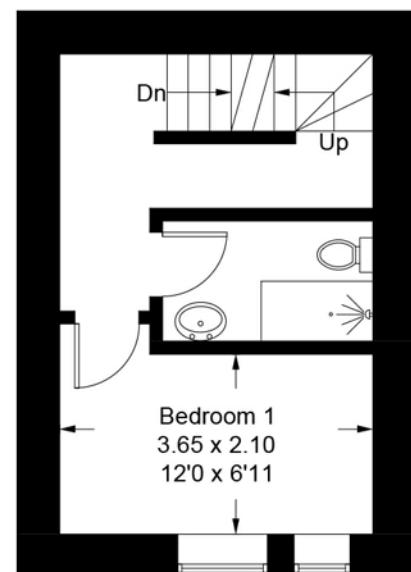
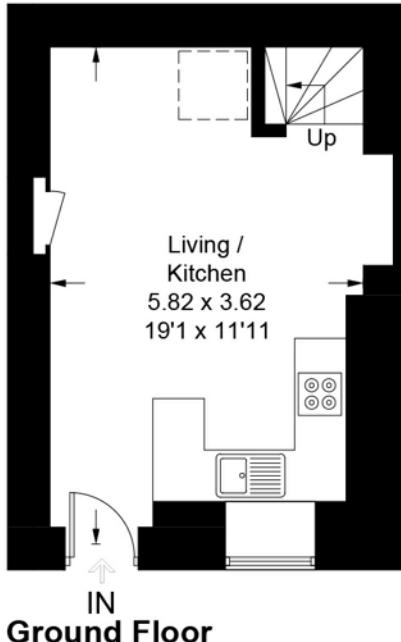


Illustration for identification purposes only, measurements are approximate,  
 not to scale. Fourlabs.co © (ID1261886)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	11	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.