

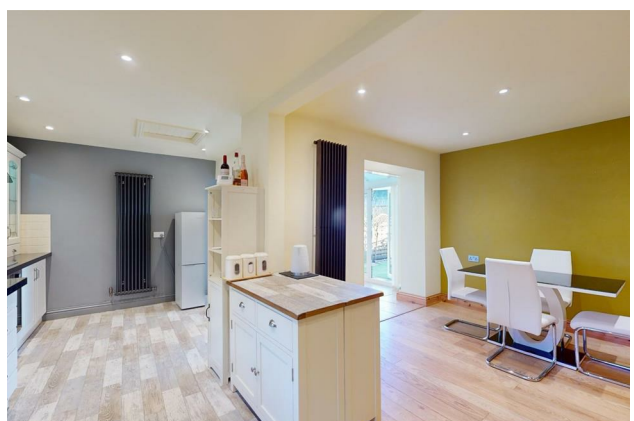
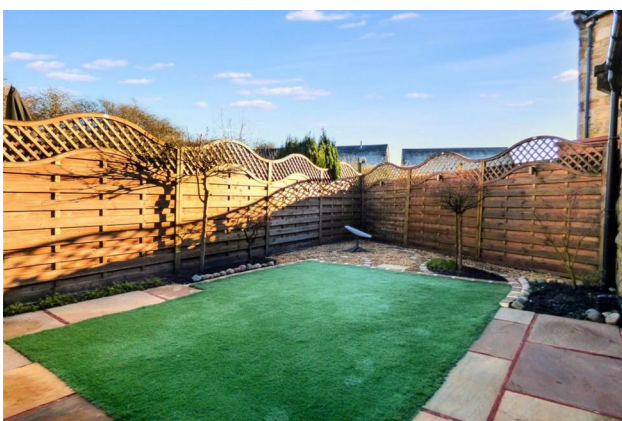
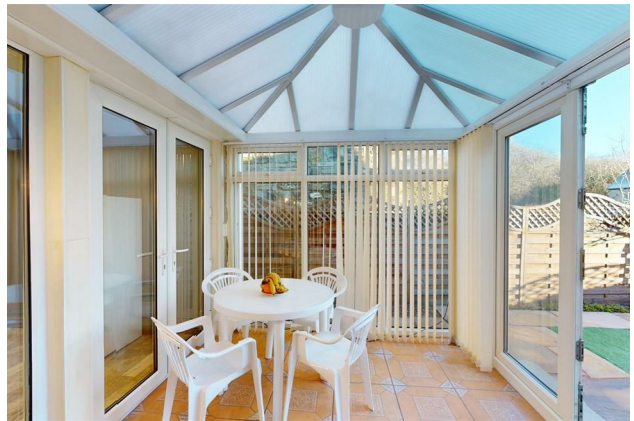
# HUNTERS®

HERE TO GET *you* THERE

**Newton Way, Hellifield**

**Price £365,000**

**Property Images**





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## Property Images



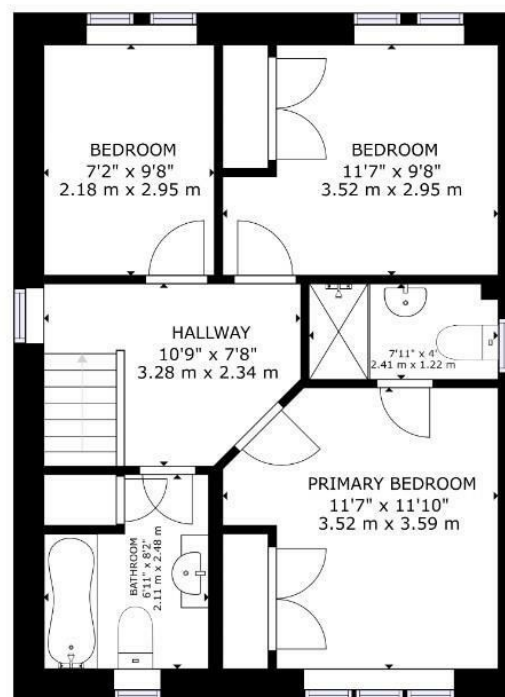
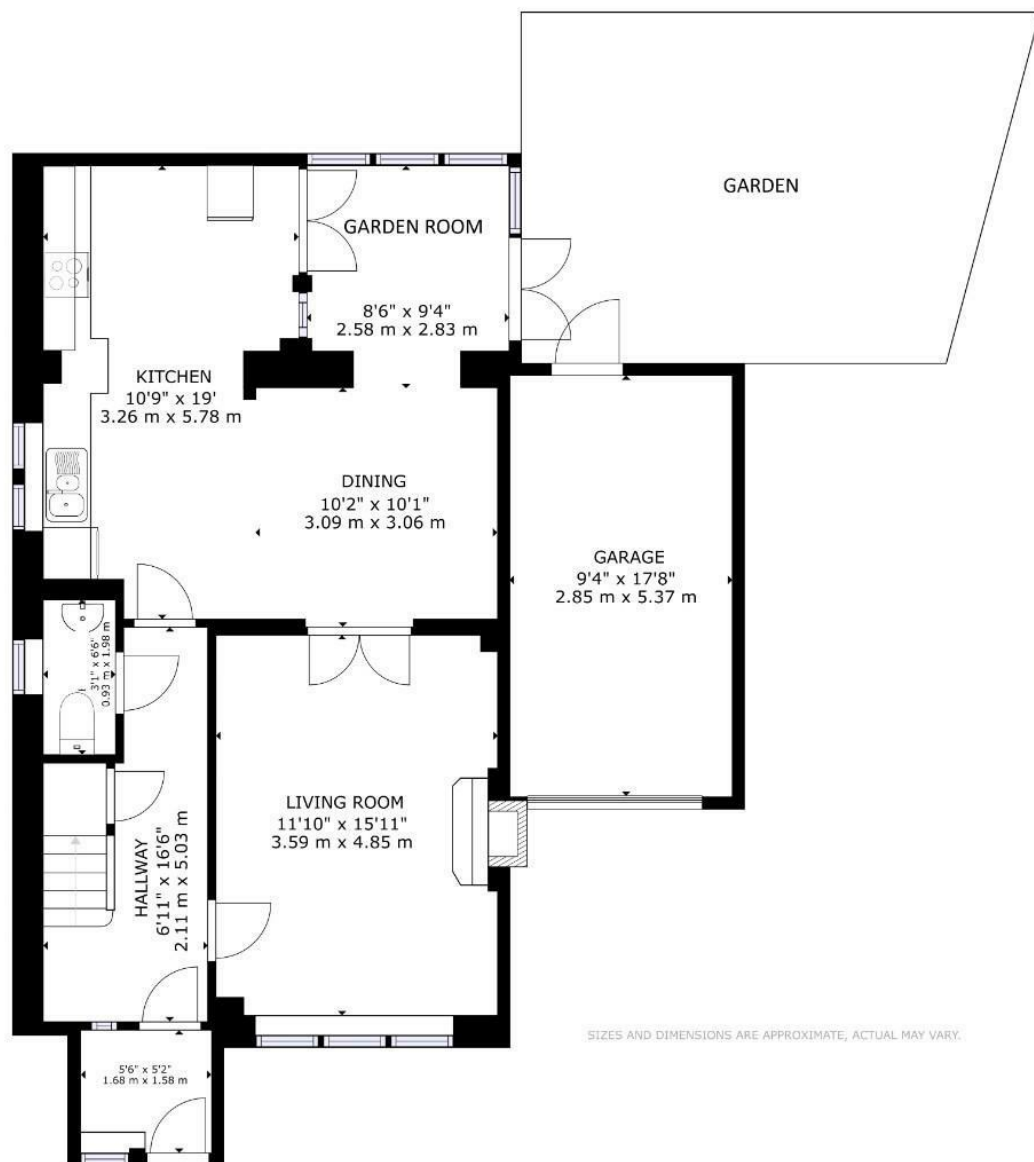


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Located in the increasingly popular village of Hellifield, this well presented link-detached (by garages), stone-built house offers a delightful blend of comfort and style.

With three well-proportioned bedrooms, including a principal suite with an en suite shower room, this property is perfect for families or those seeking extra space. The house boasts an open-plan living-dining-kitchen including a sun-room, providing ample space for relaxation and entertaining, and a separate living room and WC. Garage, enclosed garden, and driveway parking.

Just a short walk to the train station with direct services to Skipton, Settle, Morecambe, Leeds, and Carlisle.

As you enter, you are greeted by a welcoming entrance vestibule leading to a spacious hall. The ground floor features a convenient cloaks / WC, a good-sized yet cosy living room, and a dining area that seamlessly opens into a superbly appointed fitted kitchen, complete with built-in appliances. A lovely conservatory extension adds to the charm, allowing for an abundance of natural light and views of the delightful enclosed rear garden.

The principal bedroom has an en suite shower room, bedroom 2 is a further double with fitted wardrobes, and bedroom 3 a larger single. The house bathroom is modern and light, with a shower over the bath.

The property is equipped with modern conveniences such as gas central heating, UPVC double glazing, and a security alarm, ensuring comfort and peace of mind. Quality fittings and fixtures throughout enhance the overall appeal of this home.

Outside, the easily manageable front garden complements the private block-paved driveway, which provides access to an adjoining garage. The enclosed rear garden is thoughtfully designed for low maintenance, making it an ideal space for outdoor enjoyment.

Situated just a short stroll from Hellifield's village centre, residents can enjoy a variety of local amenities, including a general store, primary school, and public house. The stunning Yorkshire Dales National Park is nearby, offering breathtaking scenery and outdoor activities. With the historic market towns of Skipton and Settle only a fifteen-minute drive away, and excellent transport links for commuting to West Yorkshire and East Lancashire, this property is not to be missed. We highly recommend scheduling a viewing to fully appreciate all that this remarkable home has to offer.

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## On-Line-Bullet-Points

- Superbly maintained & presented • Fab open-plan living-dining-kitchen • Separate living room • Ground floor WC, house bathroom, & en suite shower room • 2 double bedrooms and a good sized 3rd bedroom • Manageable enclosed garden • Garage and driveway parking • Train station and bus stop just a 5 minute stroll