

HUNTERS®

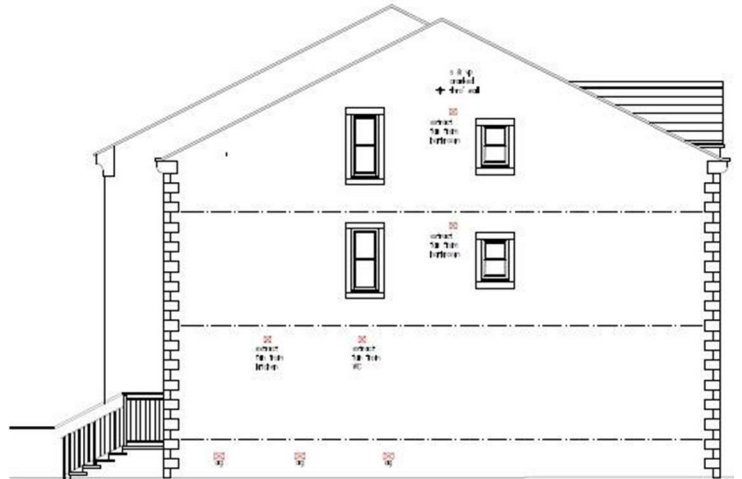
HERE TO GET *you* THERE

PLOTS 1 & 2. Off Main Street, Hellifield

Price £375,000



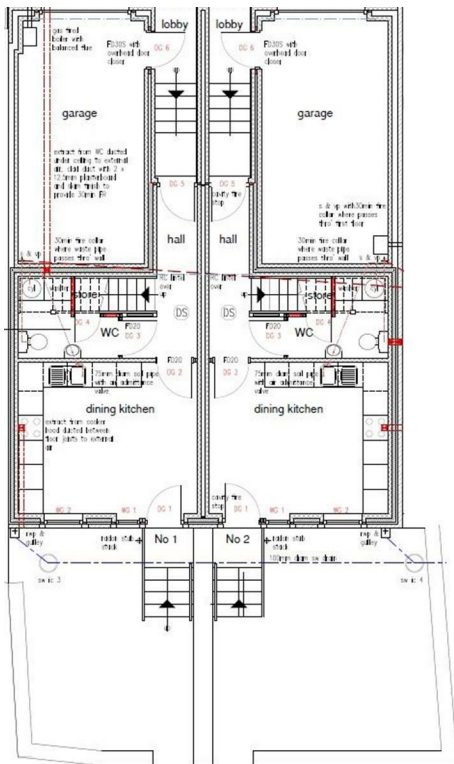
East Elevation



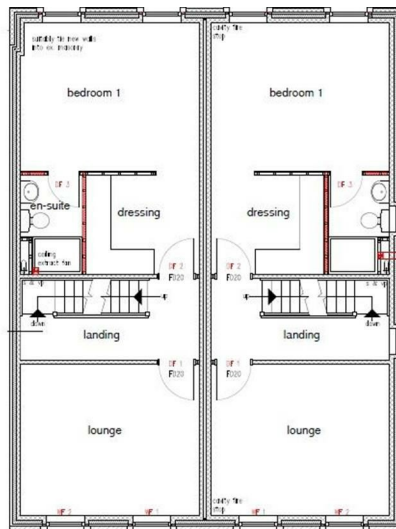
North Elevation



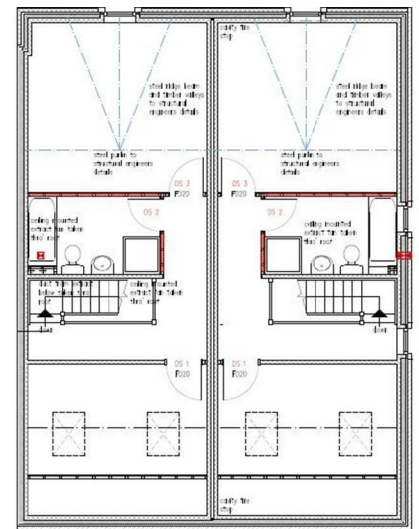
West Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

COMING SOON

Beautifully designed, 3 Bedroom houses
Bespoke high-spec finish options

ALL ENQUIRIES
01756 700544

GTWH
CONSTRUCTION LTD

Stephen Craven
Building Design Ltd

CIAT
Chartered Architectural Technicians and
Building Design Council

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Nestled in the picturesque village of Hellifield, this stunning semi-detached house is a new build that exemplifies modern living in a charming North Yorkshire setting.

Constructed to a high specification by a reputable local developer, this property offers a perfect blend of comfort and style. An Architects Certificate Guarantee will be provided. The property features solar panels with battery storage.

The predicted EPC rating is a very efficient house at band A / 90+

COMPLETION EXPECTED IN JANUARY / FEBRUARY 2026

On-Line-Bullet-Points

- A pair of high quality new-builds • £20,000 fitted kitchen • Solar panels with battery storage • Garage and parking • Train station just a 1/2 mile walk. • Principal bedroom with en suite and dressing room • 2 further double bedrooms • Architects Certificate • Completions expected January 2026 • Delightful walks from the door step

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Upon entering, you will find a spacious ground floor featuring a Howdens dining-kitchen, complete with fitted appliances, which seamlessly opens onto a private, enclosed garden area, ideal for outdoor entertaining and relaxing. The ground floor also includes a convenient laundry room and an integral single garage, providing ample storage and parking.

As you ascend to the first floor, you are greeted by a welcoming sitting room, perfect for relaxation or entertaining guests. The principal bedroom is a true highlight, boasting an en suite shower room and a generous walk-in wardrobe/dressing area, ensuring a private retreat for the homeowner.

The second floor comprises two further double bedrooms, each offering plenty of space and natural light, along with a well-appointed bathroom that features a bath and a separate shower enclosure for added convenience.

Hellifield is well-connected, with a train station and village store nearby, as well as being on a bus route, making it easy to explore the surrounding areas. The vibrant towns of Settle and Skipton are just a short ten-minute drive away, providing a wealth of amenities and attractions.

This property is an exceptional opportunity for those seeking a modern home in a tranquil village setting, combining the best of rural charm with contemporary living.

<https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SD9CVYFKK8S00>

External :-

Traditional garage door up and over at rear

UPVC gutters and full pipes

UPVC windows and composite front and rear doors

Driveway up the side of property leading to the rear and at rear of property, a textured gravel apron for vehicle turning.

At the front of property, will be random stone walls, enclosed garden laid to turf and a natural stone path to the front door , with a steel railing to the steps

Bathrooms finished with white pottery and a tiling allowance is included.

Kitchen

A generous allowance totaling £20,000 to purchase and install a Howdens fitted kitchen with integrated appliances (oven, hob , dishwasher, fridge, freezer), granite worktops , LVT flooring, and a Worcester GAS fired boiler.

Electrical

Solar panels with battery storage

White power sockets & switches throughout

L.E.D down- lights and L.E.D. lighting

Mains smoke / heat detectors

External front and rear lights with sensor

Internet cabling to living area

Extractor fans in bathrooms / toilet / kitchen