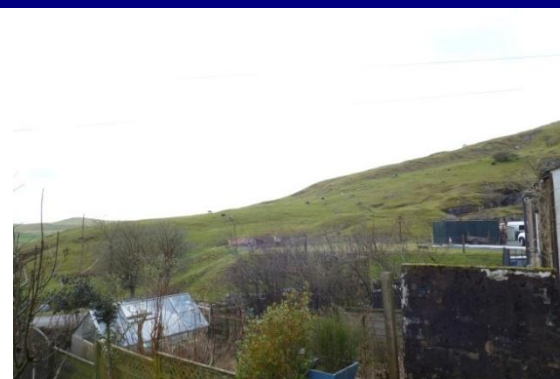




15 FOREALE COTTAGES, £145,000





15 FOREDALE COTTAGES, HELWITH BRIDGE

2 bedroom stone built mid terraced former quarryman's' cottage located in this stunning position within The Yorkshire Dales National Park.

The property is one of approximately 16 cottages in the settlement, now in need of full renovation/upgrade. Will be of interest to a builder, tradesperson, developer or competent DIY person.

The property is currently not mortgageable.

The current sellers have carried out a lot of the stripping out work ready for fixing.

Superb elevated position with fantastic views down the Ribblesdale Valley.

These properties have a covenant attached which states that they cannot be used as holiday lets.

If you are looking for a challenge, then viewing is essential to appreciate the location, layout and potential.

Outside, gardens to the front, rear yard with outbuilding, parking in communal parking area plus garage.

Foredale is situated approximately half a mile from the hamlet of Helwith Bridge.

ACCOMMODATION COMPRISES:

Ground Floor

Extended Kitchen Area, Lobby, Lounge.

First Floor

Landing, Bedroom 1, Bathroom Area, Box Room.

Second Floor

Attic Room

Outside

Front Garden, Rear Yard, Parking Within Communal Area, Garage.



ACCOMMODATION:

GROUND FLOOR:

Lounge:

11'5" x 12'1" (3.48 x 3.68)

Good sized room with part glazed external door to the front, double glazed window with superb views, cast iron range within feature surround, alcove (not connected).

Inner Lobby:

Staircase up to the first floor.

Extended Kitchen:

6'7" x 10'8" (2.00 x 3.30) plus 11'0" x 11'5" (3.35 x 3.48) inclusive of staircase.

Upvc double glazed windows, upvc part glazed rear entrance door, no kitchen units.

FIRST FLOOR:

Landing:

Doored staircase to the second floor, access to bedroom. Proposed bathroom and boxroom.

Bedroom 1:

11'5" x 9'1" (3.48 x 2.76)

Double bedroom, double glazed window with views.

Bathroom:

7'9" x 7'10" (2.36 x 2.38)

No fixtures fitted.

Boxroom:

SECOND FLOOR:

Attic Bedroom 2:

11'5" x 13'2" (3.48 x 4.01) purlin to purlin.

Exposed timbers, reduced eaves, Velux roof light.

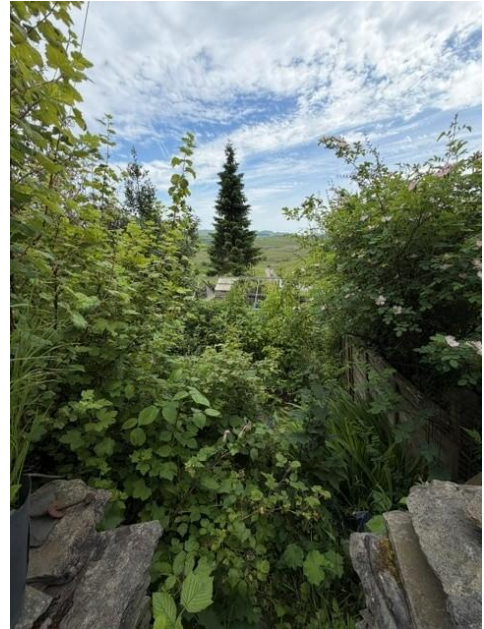




OUTSIDE:

Enclosed rear yard, outbuilding, good sized overgrown front garden with pedestrian access over from neighbouring properties.

Garage:



Directions:

From Helwith Bridge, take the quarry road towards Foredale, enter the communal parking area, number 25 is the second cottage in the first row, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains electric, private water and drainage.

Management Company:

There is a management company run by the residents, for which £15.00 per month is paid.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

NB: Please note there are some restrictive covenants in place, one of which is that the properties cannot be used as holiday cottages.

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.



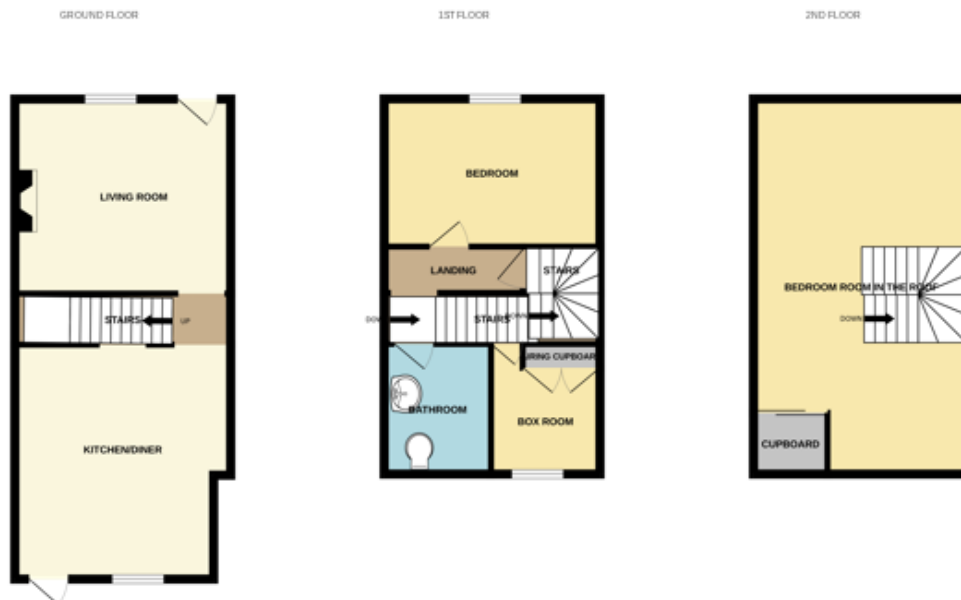
N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

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.

Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'

15 Foredale Cottages Horton-In-Ribblesdale SETTLE BD24 0EP		Energy rating E
Valid until 1 March 2032	Certificate number 0696-3014-7207-9112-0204	
Property type	Mid-terrace house	
Total floor area	99 square metres	



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.
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