



**PRIMROSE COTTAGE, 1 OLD MASONS YARD, CLAPHAM**  
**£255,000**





## PRIMROSE COTTAGE, 1 OLD MASON YARD, CLAPHAM, LA2 8EB

Stone built 2 bedroomed barn conversion located in a convenient position on the edge of Clapham Village.

Offering accommodation laid over 2 floors, with double glazed windows, and oil-fired central heating.

Ideal property for first time buyer, retired couple, holiday home or investor.

Ready for immediate occupation with no onward chain.

Clapham is a popular conservation Village on the edge of the Yorkshire Dales National Park, the village has community facilities including shop, church, public houses/hotel, village hall etc.

Situated approximately 6 miles from the market town of Settle and 6 miles from the market town of High Bentham, which both have local amenities and a railway station with Clapham Station approximately 1 mile away with links to Lancaster, Skipton and Leeds.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Kitchen.

#### First Floor

Landing, 2 Bedrooms, Bathroom.

#### Outside

Enclosed Rear Yard Area.

### ACCOMMODATION

#### GROUND FLOOR:

##### Entrance Hall:

Part glazed external entrance door, staircase to first floor, under stairs store cupboard, and radiator.

##### Lounge:

20'0" x 10'6" (6.09 x 3.20)

Double glazed door with side panels, multi-fuel stove in recess on flagged hearth with wood mantle, and radiator.





### **Kitchen:**

With range of kitchen base with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, electric hob, extractor hood, double glazed window, recessed spotlights, radiator.



### **FIRST FLOOR:**

#### **Landing:**

With double glazed window, radiator, Velux roof light, access to 2 bedrooms and bathroom, cupboard housing oil fired central heating boiler.

#### **Bedroom 1:**

11'0" x 11'4" (3.35 x 3.45)

Low-level double-glazed window, conservation roof light, radiator.



#### **Bedroom 2:**

11'0" x 8'3" (3.35 x 2.51)

Two slit double-glazed windows, conservation roof light, radiator.



**Bathroom:**

5'0" x 7'0" (1.52 x 2.13) plus 3'5" x 3'6" (1.04 x 1.06)

L shaped three-piece white bathroom suite comprising bath with shower off the taps, pedestal wash hand basin, radiator, double glazed window.



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WC,

**Outside:**

Rear enclosed yard area.

**Directions:**

From the A65 from Settle, take the first turning into Clapham, go across the river bridge and take the second turning on the right on to Cross Haw Lane, go straight down to the end then turn right as if going to the village hall and Mason Yard is on the left. A For Sale Board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

Mains electric, water, drainage, and oil heating are connected.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

**Viewing:**

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

**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.

**N.B.** 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 the address. These can be provided in the following ways: by calling into the 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 offer procedure.

**Local Authority:**

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

Council Tax Band 'C'

|                                                       |                                                       |                           |
|-------------------------------------------------------|-------------------------------------------------------|---------------------------|
| 1, Old Masons Yard<br>Clapham<br>LANCASTER<br>LA2 8EB |                                                       | Energy rating<br><b>D</b> |
| Valid until<br><b>2 June 2035</b>                     | Certificate number<br><b>2387-3051-9205-1245-1204</b> |                           |
| Property type                                         | End-terrace house                                     |                           |
| Total floor area                                      | 71 square metres                                      |                           |

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