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The Penthouse, Victoria Buildings & Retail / Food Outlet Offers In The Region Of £325,000

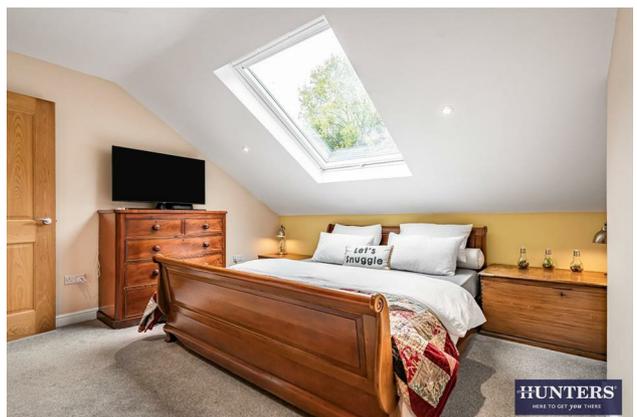
Property Images



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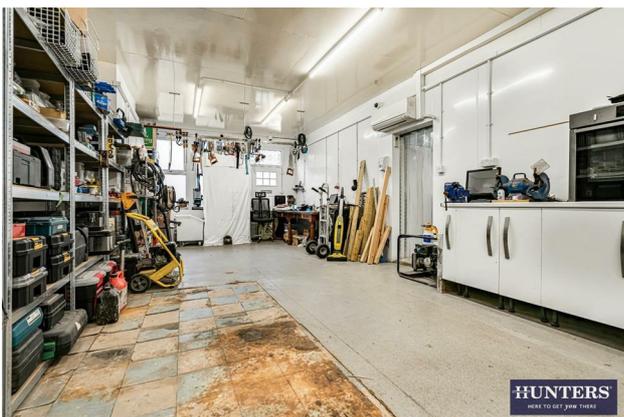
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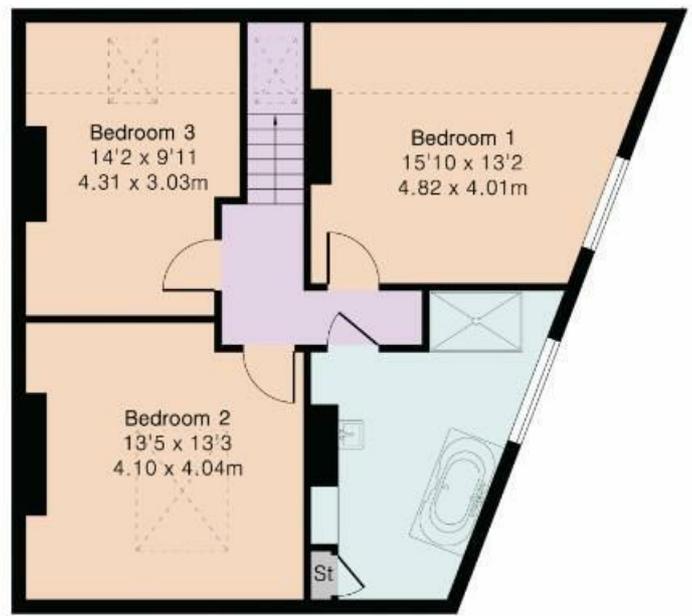
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Sun Deck / Al fresco dining



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			



Victoria Buildings, Hellifield

An exceptional maisonette apartment and shop / cafe / restaurant offers a unique blend of modern living and commercial opportunity.

Spanning 3 floors, the property has been meticulously refurbished to a high standard, ensuring both comfort and style.

From the first-floor sun deck, which serves as a delightful al fresco dining area, and entering via multi-fold doors, you are welcomed into a large bespoke kitchen crafted by Michael James Furniture of Clitheroe. This impressive kitchen features Karndean flooring and an extensive range of units and top-of-the-line fitted appliances, including two tilt-and-slide NEFF ovens, induction hob and a modern extractor unit, making it a culinary enthusiast's dream. The kitchen flows seamlessly into a spacious dining area, enhanced by a large window that floods the space with natural light.

The living room is also of good proportions, boasting a feature window that offers pleasant views across The High Street, complemented by a charming open-fire (currently display only), perfect for cosy evenings. To the second floor there are 3 'proper' sized double bedrooms, providing ample space for family or guests. The Mediterranean-style bathroom is a standout feature, equipped with both a bath and a shower, catering to all your relaxation needs.

Additionally, the ground floor (with 3 phase electric supply) houses a substantial retail unit, which includes a large storeroom, retail area, and prep space. This versatile floor is air conditioned and with food-grade plastic lined walls. Benefiting from Class E planning permission, making it ideal for a variety of business ventures, whether as a food outlet, café, restaurant or retail shop.

This property is not just a home; it is an opportunity to embrace a lifestyle that combines residential comfort with the potential for commercial success. With its modern amenities, spacious layout, and prime location, this property is a rare find on the very edge of The Yorkshire Dales National Park.

The train station is just a short stroll away and the village is has a regular bus service to Skipton & Settle.

All main services are connected, and the 5 year old combi - boiler has just been serviced.

On-Line-Bullet-Points

- Large modern and fully refurbished 2 storey apartment
- With spacious retail / food /cafe / restaurant to ground floor CLASS E
- All presented in excellent condition and design
- 3 'proper' double bedrooms
- Super-sized living-dining-kitchen
- Charming and spacious living room
- Sun deck and al fresco dining at first floor level off the kitchen
- Lower Yarden area
- Village location
- Train station and bus route