

# HUNTERS®

HERE TO GET *you* THERE

**Pendle View, Hellifield**

**Offers In Excess Of £215,000**

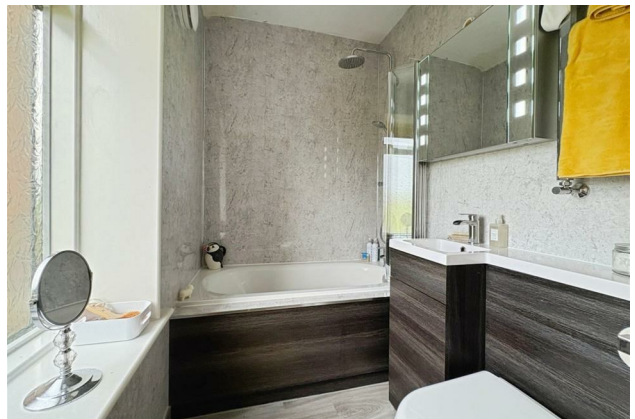
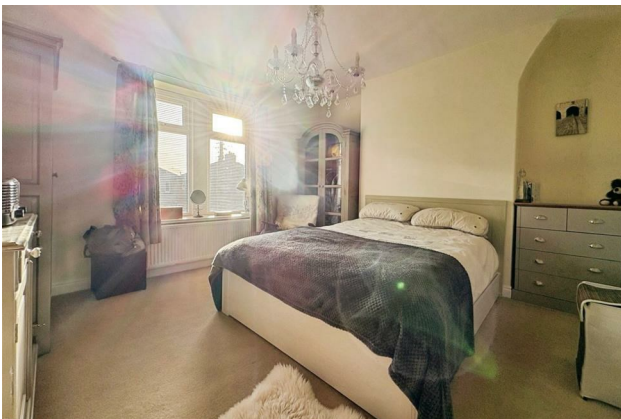




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## Property Images



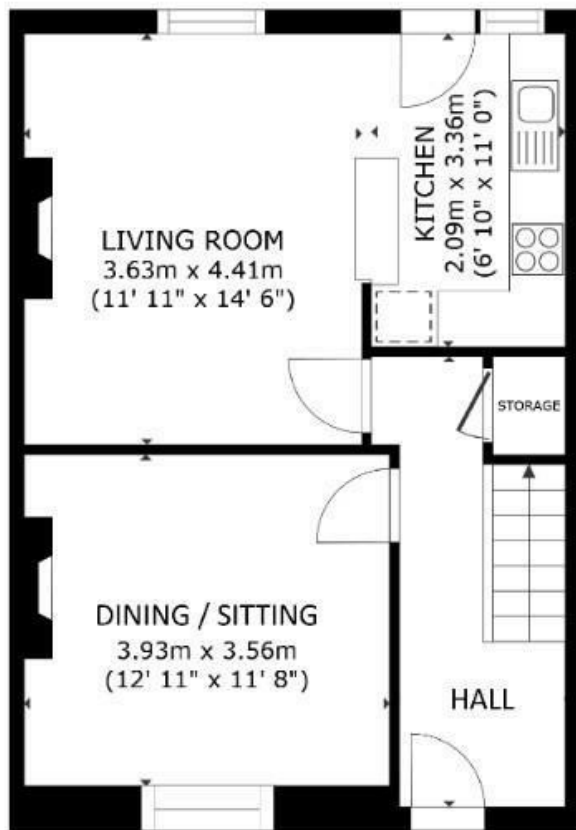
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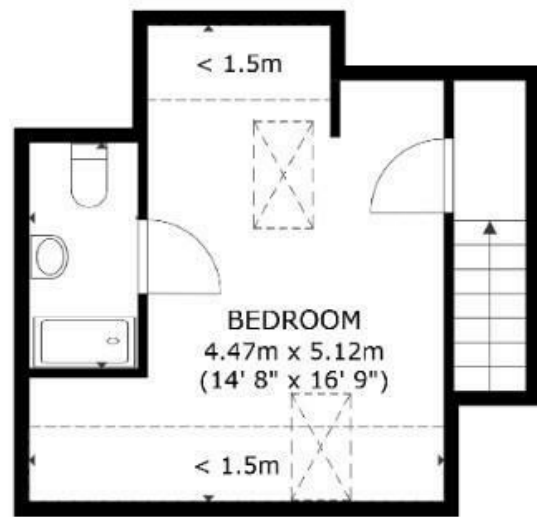
## Property Images



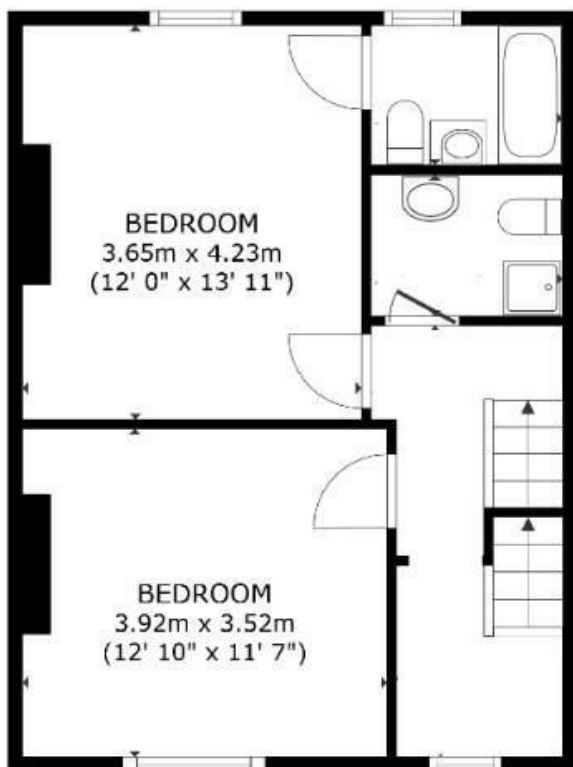




FLOOR 1



FLOOR 3



FLOOR 2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	65	77
England & Wales	EU Directive 2002/91/EC	



Located in the charming village of Hellifield, this well proportioned mid-terrace house offers a perfect blend of comfort and convenience. Great views at the rear, onto fields.

With 3 double bedrooms and three modern shower-rooms, this property is ideal for families or those seeking extra space.

The inviting reception rooms provide a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Parking space at front with EV charger

The ground floor welcomes you with a reception room at the front, perfect for entertaining guests or enjoying quiet evenings. At the rear, a large living-kitchen area creates a warm and inviting space for family gatherings and culinary adventures. The kitchen is designed to be both functional and stylish, making it the heart of the home.

The first floor features two spacious double bedrooms, each accompanied by a shower room, ensuring convenience and privacy. Ascend to the second floor to discover a further double bedroom complete with an en suite shower room, providing a serene retreat.

Outside, the pleasant garden, which backs onto open farmland, offering stunning views and a peaceful atmosphere. This outdoor space is perfect for relaxing or enjoying al fresco dining during the warmer months. Additionally, the property includes a designated parking space at the front, with an EV charging point, adding to the convenience of this lovely home.

With its ideal location and thoughtful layout, this property in Pendle View is a wonderful opportunity for those looking to settle in a picturesque part of North Yorkshire. The location is particularly appealing, with a good primary school nearby, making it an excellent choice for families with children.

The village shop caters to your everyday needs, while the train station offers direct services to Leeds, Lancaster and beyond, ensuring easy access to the city for work or leisure. Additionally, the vibrant market town of Settle is just a ten-minute drive away, and the historic town of Skipton, known for its picturesque canal and bustling market, is a mere fifteen minutes away.

This property not only boasts a great location but also offers a wonderful community feel, making it a perfect place to call home. Whether you are looking to settle down or invest in a property with great potential, this house in Pendle View is certainly worth considering.

### On-Line-Bullet-Points

- 3 spacious bedroom Victorian terrace property • 3 modern shower rooms • 2 cosy reception rooms • Backing onto open-fields • Village Store • Good village primary school • Train to Leeds nearby • 10 mins to Settle • 15 mins to Skipton • Viewing recommended