



## 3 PEEL TERRACE, HELLIFIELD

£280,000







## 3 PEEL TERRACE, HELLIFIELD, SKIPTON, BD23 4HQ

Truly magnificent 3-bedroom stone built and extended mid terrace house located in a convenient position near to the centre of Hellifield Village offering totally renovated accommodation laid over 3 floors.

Spacious light and airy accommodation comprising entrance hall with newly installed composite door, large lounge with multi fuel stove leading through to dining kitchen with extended area to the rear, bi folding doors with superb views, modern kitchen units with appliances.

First floor, landing, 2 large double bedrooms and contemporary style house bathroom.  
Second floor, master bedroom with ensuite shower room off.

Outside, fore garden, rear parking for 2 vehicles.

Upvc double glazed windows throughout, gas fired central heating with under floor heating in areas, newly installed Solar Panels with 8kw battery storage that feed back into the grid.

Decorated and presented to a very high standard with quality fixtures and fittings throughout, ready for immediate occupation.

Total refurbishment works have included new windows, new central heating system, replastering, rewiring, redecorating etc.

No Onward Chain.

This property has to be viewed to be fully appreciated and would appeal to many buyers including family buyers and second home investment.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Living Kitchen, Utility Room.

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Second Floor

Master Bedroom, Ensuite Shower Room

#### Outside

Small Fore Garden, Rear Yard Parking.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Part glazed external entrance door, staircase to the first floor, access to the lounge.





### Lounge:

Good sized square room with upvc double glazed window, multi fuel stove within recess on hearth with wood mantle, radiator, Amtico flooring.



### Living Kitchen:

12'1" x 21'2" (3.68 x 6.45)

Superb extended room with kitchen area to one side, sitting area to the other.

Kitchen comprises extensive range of recently installed base units with complementary worksurfaces, wall units, integral appliances including built in electric oven, extractor hood, 5 ring induction hob, 1 ½ bowl ceramic sink, dishwasher, sink with mixer taps, under floor heating.







Living area within extended area, double glazed bi folding doors, 2 Velux roof lights, electric under floor heating, recessed spotlights, under floor heating.



### Utility Room:

4'8" x 10'9" (1.42 x 3.27)

Upvc double glazed window, WC, wash hand basin, plumbing for washing machine, newly installed gas boiler, with Hive remote central heating control.





## FIRST FLOOR:

### Landing:

7'6" x 9'1" (2.28 x 2.76)

plus 5'9" x 6'1" (1.75 x 1.85)

Access to 2 bedrooms and bathroom, staircase to second floor, upvc double glazed window, radiator.



### Bedroom 2: to the front

10'8" x 11'4" (3.25 x 3.45)

Double bedroom, upvc double glazed window, radiator, Amtico flooring.



### Bedroom 3: to the rear

12'8" x 9'1" (3.86 x 2.76)

Double bedroom, upvc double glazed window with fantastic views, radiator, Amtico flooring.







### House Bathroom:

7'5" x 8'3" (2.26 x 2.51)

Recently refurbished, very well-appointed contemporary style bathroom comprising low flush WC, double bowl vanity wash hand basin, large bath with shower over off the taps, upvc double glazed window, recessed spotlights.



### SECOND FLOOR:

#### Master Bedroom:

12'9" x 8'9" (3.88 x 2.66)

Double bedroom, reduced eaves, radiator, Velux roof light.



#### Ensuite Shower Room:

Shower enclosure with shower off the system, wash hand basin, low flush WC.







## OUTSIDE:

### Front:

Fore garden.



### Rear:

Parking for 2 cars, walled area, paved area, wood store, double external socket, outside tap.



### Directions:

Enter Hellifield Village from Settle on the A65, go past the primary school, Peel Terrace is located on the left-hand side, at the end of the terrace turn left to the rear of the property where there are 2 parking spaces, there is no for sale board.

### Tenure:

Freehold with vacant possession on completion

**Services:**

All Mains services are connected to the property including solar panels with battery storage.

**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.

**Age:**

1900s

**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

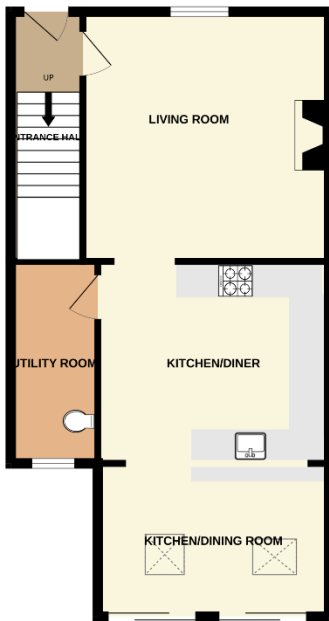
Council Tax Band 'B'

3 Peel Terrace Hellifield SKIPTON BD23 4HQ		Energy rating <b>B</b>
Valid until <b>25 October 2034</b>	Certificate number <b>9370-2322-5400-2324-5381</b>	
Property type	Mid-terrace house	
Total floor area	112 square metres	

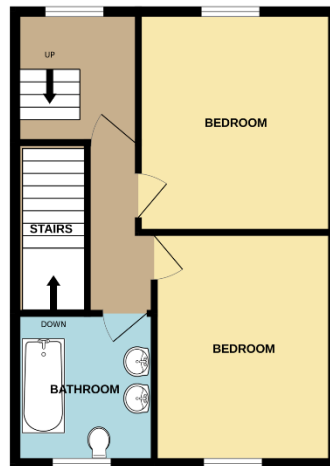




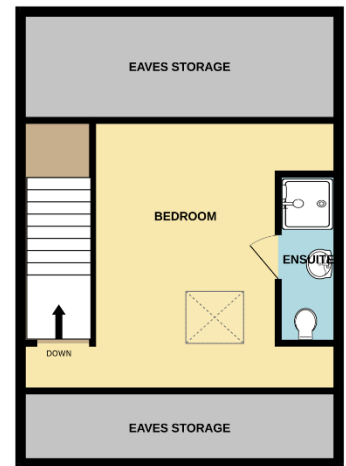
GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



3RD FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.

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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