



## 7 WEST VIEW, LANGCLIFFE

£285,000







## 7 WEST VIEW, LANGCLIFFE, SETTLE, BD24 9LZ

Delightful 2 bedroom plus hobbies room stone built character cottage located in an outstanding position on the edge of Langcliffe Village with superb views to the front across the valley.

The property is situated just within The Yorkshire Dales National Park.

Many interesting features are evident throughout such as stone steps and vaulted cellar.

Modern kitchen and bathroom fittings, decorated to a good standard.

Double glazed windows and gas fired central heating are installed.

Ground floor, kitchen extension with utility space and WC, dining room with rear external door and access to the cellar, lounge with views.

Lower Ground Floor, vaulted cellar.

First floor, landing, 2 double bedrooms.

Second floor, hobbies room.

Outside, forecourt parking and small garden.

Ideal family home, holiday cottage or second home.

Well worthy of internal and external inspection to fully appreciate the size, character, layout and position.

Langcliffe is a popular Dales village located approximately one mile from the market town of Settle.

The village has an active community a Church and village hall, with shops and a wider range of amenities available in Settle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Kitchen, Dining Room, Utility Space, WC.

#### Lower Ground Floor

Cellar.

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Second Floor

Hobbies Room.

#### Outside

Forecourt Parking, Small Walled Foregarden, WC to the Rear.



## ACCOMMODATION:

### GROUND FLOOR:

#### Kitchen:

7'3" x 12'3" (2.21 X 3.74)

Part glazed external door, upvc double glazed window, range of base units with complementary worksurfaces, wall cupboards, 1 ½ bowl stainless steel sink with mixer taps, gas hob, extractor hood, built in double oven, space for table, radiator, access to dining room, part glazed inner door, cupboard housing gas fired central heating boiler.



#### Utility Space:

6'0" x 4'4" (1.82 x 1.31)

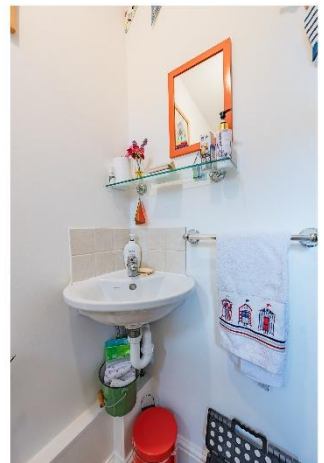
Open to the kitchen, upvc double glazed window, base unit, worksurface, plumbing for washing machine.



#### WC:

2'5" x 5'2" (0.73 x 1.57)

Low flush WC, wash hand basin, upvc double glazed window.







### Dining Room:

8'2" x 11'2" (2.48 x 3.40)

Part glazed rear external door, doored staircase to the first floor, upvc double glazed window, space for table, doored access to the cellar.



### Lounge:

15'0" x 14'6" (4.57 x 4.42)

Stone steps down, vaulted cellar, slate shelves, flagged floor.



### LOWER GROUND FLOOR:

#### Cellar:

5'9" x 14'6" (1.75 x 4.42)

Stone steps down, vaulted cellar, slate shelves, flagged floor.







## FIRST FLOOR:

### Landing:

5'8" x 5'10" (1.72 x 1.77) plus 3'0" x 5'8" (0.91 x 1.72)

Wide staircase, doored staircase to the second floor, access to 2 bedrooms and bathroom, boarded internal door, radiator, under stairs store cupboard.

### Bedroom 1:

11'9" x 13'6" (3.60 x 4.11)

Double bedroom, upvc double glazed window with views, radiator.



### Bedroom 2:

7'3" x 20'4" (2.21 x 6.19)

Upvc double glazed window to the front with views, Velux roof light, 2 radiators, loft access.





### **Bathroom:**

4 piece white suite comprising bath, shower enclosure with shower off the system, WC, pedestal wash hand basin, upvc double glazed window, heated towel rail, bulkhead cupboard with radiator.



### **SECOND FLOOR:**

#### **Hobbies Room:**

11'9" x 9'9" (3.58 x 2.97)

Velux roof light, radiator.



### **OUTSIDE:**

Forecourt parking for 1 vehicle, small walled foregarden, shed to the rear.





### Directions:

Leave Settle on the B6479 to Langcliffe, after approximately one mile 7 West View is on the right hand side, a for sale board is erected.

### Tenure:

Freehold with vacant possession on completion

### Services:

All Mains services are connected to the property.

### Internet/Mobile Coverage:

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

### Flooding:

[Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risk) shows that the chance 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'



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.