



1 ASPERLANDS KENDAL ROAD, HELLIFIELD,
SKIPTON, BD23 4HE

£245,000



Nestled in the picturesque village of Hellifield, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the ground floor is designed to enhance the flow of natural light, creating a warm and welcoming atmosphere throughout.

The property features a well-appointed bathroom, ensuring convenience for all residents. Each bedroom is thoughtfully designed, offering a peaceful retreat at the end of a busy day. The semi-detached nature of the house allows for a sense of community while still providing the privacy that many desire.

Located in Hellifield, residents will benefit from the tranquil surroundings and the close-knit community that this village offers. The area is well-connected, making it easy to access nearby towns and amenities.

Hellifield is a large village located on the main A65 between Skipton and Settle, and provides a useful range of amenities including a church, primary school, sub Post Office, doctors surgery and main line railway station.

The larger towns of Skipton and Settle, which are both within 20 minutes drive, provide comprehensive shopping and leisure facilities together with excellent secondary schooling.

Within 10 minutes drive of the Yorkshire Dales National Park, Hellifield is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Hellifield's railway station has regular services to Leeds and Bradford and Skipton has a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within commutable distance.

With the benefit of GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZED WINDOWS AND DOORS, the accommodation is on two levels and with approximate room sizes comprises:-

Ground Floor

Entrance Hall
Entered via a UPVC door.

Living Room
14'0 x 12'11
This inviting living room features a charming bay window, flooding the space with natural light. The neutral walls and carpet create a calming atmosphere, complemented by an electric fireplace with a decorative mantel which serves as a subtle focal point in the room.

Dining Room
15'1 x 14'8
This reception room offers a warm and welcoming setting with twin windows that provide views to the garden and an abundance of daylight. Equipped with a built-in cupboard and shelving unit, it also features a fireplace with a black hearth and a cream surround, adding a cosy character to the space.

Kitchen
12'9 x 7'10
This kitchen is thoughtfully arranged with a linear layout, fitted with sleek cabinetry in a neutral tone and complemented by light work surfaces. It includes an integrated oven, hob, and extractor hood, while two windows offer natural light and a pleasant view to the outside, creating a bright and practical cooking space.

First Floor

Bedroom 1
14'1 x 11'3
This bedroom benefits from ample built-in storage cupboards and a dressing table area beneath a large integrated mirror, providing practicality and plenty of space for belongings. The neutral décor and soft carpet create a restful environment.

Bedroom 2
14'0 x 10'8
This bedroom offers a tranquil space with a single window, neutral walls, and a soft carpet underfoot, creating a comfortable and light atmosphere.

Bedroom 3
10'6 x 7'3
A compact bedroom featuring a single window, ideal for a child's room or a home office, with a bright and airy feel due to natural light from the window.

Bathroom
This bathroom presents a contemporary feel with a walk-in glass shower enclosure, a spacious bathtub, and a washbasin set into a sleek countertop. The room is finished with neutral tiled flooring and partial wall tiling, with a window offering natural light and ventilation.

Second Floor

Bedroom 4
18'6 x 16'10 max
A versatile loft space with exposed dark wooden beams and a pitched ceiling, this room offers a bright area thanks to a skylight window. It features a small wooden door for additional storage, and neutral carpeting throughout, making it ideal for a games room, additional bedroom, or studio.

Rear Garden
The rear exterior of the property is a low-maintenance yard enclosed by stone and brick walls. It offers privacy and security, with a paved surface suitable for parking or outdoor seating, and a side access path leading to the front of the house.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: D



Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



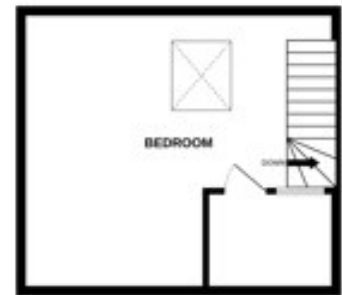
GROUND FLOOR



1ST FLOOR



2ND FLOOR

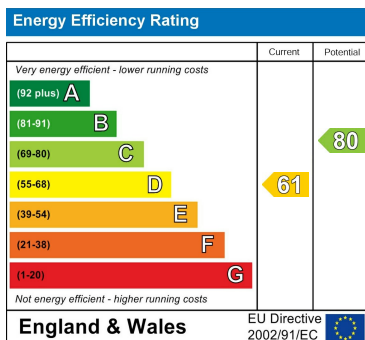


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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