



## 2 WEST VIEW, LANGCLIFFE

£260,000





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

Spacious light and airy 3 bedroomed period semi-detached house circa 1910. Stone built and located in an elevated position on the edge of this popular Dales village with views to both front and rear.

Good sized, well presented accommodation laid over two floors with upvc double glazed windows, some newly installed, and gas fired central heating. Enclosed rear garden, foregarden, and unrestricted off street parking.

Pleasant lounge with bay window, breakfast kitchen, 2 double bedrooms, single bedroom, superb large 4 piece bathroom with freestanding bath and large shower enclosure.

Upgraded to a good standard with some character features evident.

Ideal family home, second home, holiday cottage or investment property.

Available immediately with no onward chain.

Well worthy of internal/external inspection to fully appreciate the size, condition, and location.

Langcliffe is a picturesque village set within stunning accessible countryside, approximately one mile from the market town of Settle.

Settle has all the local amenities such as schools, independent shops, restaurants, and cafes, plus rail links to major centres. Langcliffe has a very active local community spirit.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Kitchen.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

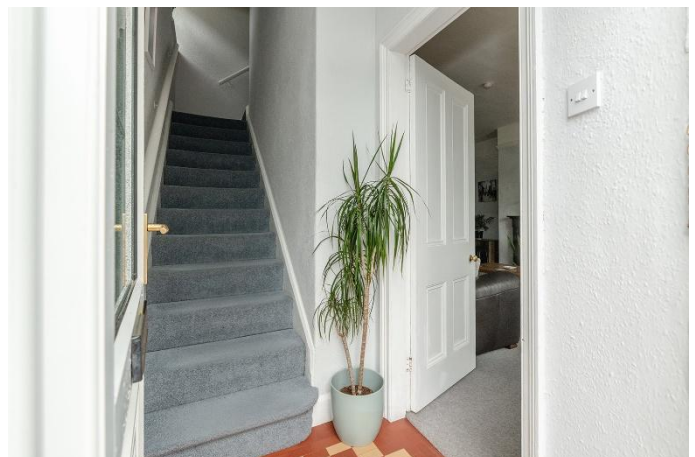
Foregarden, Enclosed Rear Yard/Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Part glazed external entrance door, staircase to the first floor, and radiator.





### **Lounge:**

14'4" x 14'2" to bay. (4.36 x 4.31)

Good sized room with upvc double glazed bay window, capped off flame effect gas fire within wood fire surround, tiled inset, and radiator. Under stairs store cupboard housing gas fired central heating boiler.



### **Kitchen:**

18'10" x 10'5" (5.74 x 3.17)

Range of modern kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, gas oven, gas hob, extractor hood, plumbing for washing machine, space for table, 3 upvc double glazed windows, radiator, and new upvc rear external door.



### **FIRST FLOOR:**

#### **Landing:**

Access to 3 bedrooms and bathroom, loft access with ladder to part boarded loft space, upvc double glazed gable window, bulkhead store cupboard.



### Bedroom 1: rear

10'9" x 11'2" (3.27 x 3.40)

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



### Bedroom 2: front

13'1" x 9'0" (3.98 x 2.74)

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



### Bedroom 3:

6'5" x 7'7" (1.95 x 2.31)

Single bedroom with upvc double glazed window.





### **Bathroom:**

8'2" x 10'4" (2.48 x 3.15)

4 piece white bathroom suite comprising free standing roll top bath with side taps, shower enclosure with drencher shower off the system, WC, pedestal wash hand basin, modern vertical radiator, and upvc double glazed window.



### **OUTSIDE:**

#### **Front:**

Foregarden, views, unrestricted street parking.



#### **Rear:**

Pleasant, enclosed yard with stone walled boundaries, side access and shed.



**Directions:**

Leave the Settle Office down Church Street to Bridge End, turn right on to the B6479 to Langcliffe, approximately 1 mile, 2 West View is located at the top of the hill on the righthand side. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected to the property.

N.B. There are village allotments which are available subject to availability.

**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.

**Local Authority:**

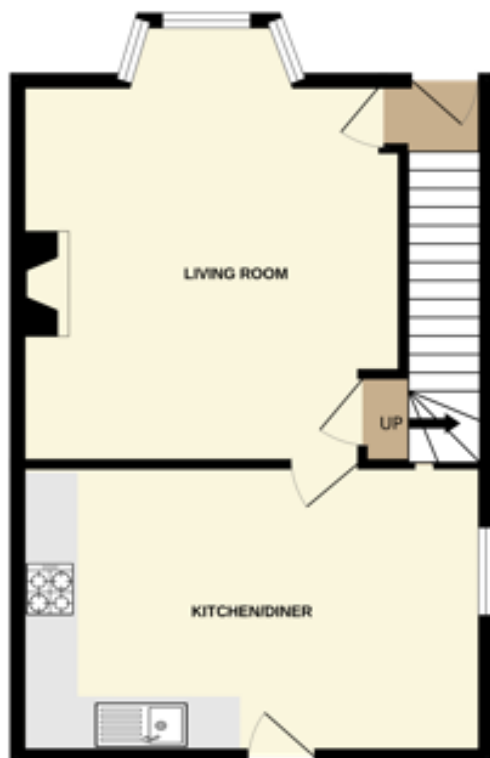
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

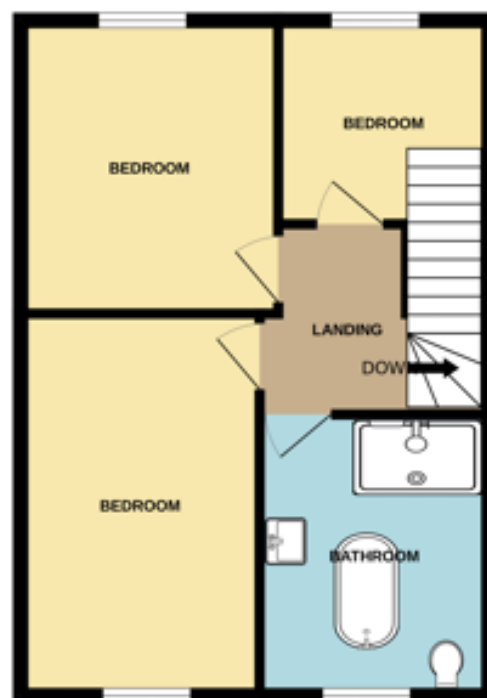
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
437 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 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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