



64 STATION ROAD, HELLIFIELD
£250,000



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64 STATION ROAD, HELLIFIELD, BD23 4HP

Superb four bedroom extended end terrace house located in a convenient position near to the centre of Hellifield on a Cul de sac street.

The property offers well-presented accommodation laid over two floors with integral garage, large rear gardens and off street parking.

Ideal property for first time buyer, family, or investor

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

Hellifield is a popular village situated on the edge of the Yorkshire Dales National Park approximately 10 miles from Skipton and 6 miles from Settle.

The village has local amenities such as shops, primary school and railway station with links to Skipton, Leeds, Carlisle and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hallway, Lounge, Kitchen, Utility Room/WC, Rear Porch.

First Floor

Split Landing, 4 Bedrooms, House Bathroom

Outside

Integral Garage, Foregarden, Large Mature Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'2" x 3'8" (2.18 x 1.11)

Half glazed external entrance door, upvc double glazed window off plinth, tiled floor, upvc double glazed inner door.



Lounge:

12'11" x 13'5" (3.93 x 4.08)

Good sized room, upvc double glazed window, multi fuel stove within recessed fireplace with tiled hearth, radiator, boarded ceiling.



Kitchen:

16'9" x 8'5" (5.10 x 2.56)

Base units with complementary worksurfaces, wall units, 2 upvc double glazed windows, glazed inner door to rear porch, built in electric oven, electric hob, extractor hood, understairs store cupboard, stainless steel sink with mixer taps, space for table, radiator.



Utility Room:

9'3" x 8'9" (2.81 x 2.66)

Base unit with stainless steel sink with mixer taps, complementary worksurfaces, wall units, plumbing for washing machine and dishwasher, access to the garage, WC off.





WC:

4'11" x 2'6" (1.47 x 762)

WC with hidden cistern, wash hand basin, radiator, upvc double glazed window, tiled walls to dado.



Rear Porch:

4'5" x 3'8" (1.34 x 1.11)

Upvc part glazed external door, upvc double glazed windows.



FIRST FLOOR:

Landing:

Split landing with access to 4 bedrooms and house bathroom, ladder access to boarded loft area., radiator.

Bedroom 1:

13'7" x 9'7" (4.14 x 2.92)

Double bedroom, upvc double glazed window, radiator, built in wardrobes and drawers.





Bedroom 2: to the front

11'5" x 9'3" (3.48 x 2.81)

2 upvc double glazed windows, radiator.



Bedroom 3: to the rear

11'10" x 8'0" (3.60 x 2.43)

Upvc double glazed window, radiator.



Bedroom 4: to the rear

8'4" x 8'7" (2.54 x 2.61)

Upvc double glazed window, radiator, built in pine cupboard.



Bathroom:

9'3" x 9'11" (2.81 x 3.02)

Large bathroom with 4 piece white bathroom suite comprising corner bath with mixer taps, pedestal wash hand basin, low flush WC, shower enclosure with shower off the system, upvc double glazed window, radiator, Karndean flooring, vertical radiator.



OUTSIDE:

Driveway parking with access off Station Road, gravelled area, mature hedges.

Garage:

13'10" x 9'3" (4.21 x 2.81)

Integral garage with power and light.

Side:

Paved garden area with wood fences.

Rear:

Large rear terraced garden, paved area, 2 wooden sheds, greenhouse, mature tended garden with sitting areas, flower beds and mature shrubs, enclosed top garden with summer house.



**Directions:**

Enter Hellifield Village on the A65 from Settle, go past the primary school, take the next left onto Station Road, number 64 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](#) shows that the risk 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 'B'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

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King's Arms Buildings

15 Main Street High Bentham

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