



**39 Starkey Lane
Farnhill**



39 Starkey Lane

Farnhill

BD20 9AW

Reduced Guide Price: £315,000

- Long Distance Views
- Flexible Accommodation
- Conversion and extension potential subject to consent
- Double Glazed
- Centrally Heated
- Extensive Parking
- Corner Plot
- Viewing Essential

In more detail the property comprises:-

Entrance Hall; Through Living/Dining Room; Breakfast Kitchen; Two Bedrooms with fitted wardrobes; House Bath & Shower Room; Lower Ground Floor: Utility Room; WC; Storage & Workshop Areas; Integral Garage; Extensive Parking to the Rear together with Gardens surrounding.



Skipton approx : 5 miles

Ilkley approx: 9 miles

Keighley approx: 6 miles

Colne approx: 10 miles

LOCATION

The property is located in the extremely popular village of Farnhill, close to the Leeds Liverpool Canal with long distance views over the Aire Valley and beyond. Farnhill and the neighbouring village of Kildwick are served by a variety of local amenities including a well respected primary school, church and public house, whilst the nearby village of Cross Hills is only a short drive away and caters for everyday shopping needs.

The larger towns of Skipton, Keighley, Colne and Ilkley are all within easy travelling distance and Farnhill's strategic location is completed by the frequent train services to Leeds and Bradford from the railway stations in the nearby villages of Cononley and Steeton.

Kildwick and Farnhill are bisected by the Leeds Liverpool Canal and the proximity to the Yorkshire Dales adds to Farnhill's overall attraction.

GENERAL DESCRIPTION

The property is located on a corner plot and provides split level accommodation, accessed both from Starkey Lane and High Croft Way. The main living accommodation is at ground floor level with extensive garaging, workshop and storage space as well as utility accommodation on the lower ground floor.

Subject to planning consent there is ample space to extend the property and/or convert the lower ground floor into a fully habitable space.

TENURE

The property will be sold freehold with vacant possession granted upon completion.

SERVICES

All mains services are connected to the property which benefits from a gas fired central heating system served by a Worcester Greenstar 28i gas fired combination boiler. There is also a wood-burning stove in the Living Room.

COUNCIL TAX

The property is in Council Tax Band E.

EPC

The property has a D Rating.

VIEWING

Strictly by appointment with Sole Selling Agents, WBW Surveyors Ltd. Please contact Lisa Bickerton or Michael Beech 01756 692900.

DIRECTIONS

When approaching from Skipton on the A629, turn left at the Cononley Lane Ends crossroads and proceed for approximately $\frac{3}{4}$ mile passing the turning to Kildwick on your right hand side and continue along Grange Road before turning right into Starkey Lane. Proceed down Starkey Lane and High Croft Way is the first cul-de-sac on the right hand side and the property will be found immediately on your left on the junction with Starkey Lane. When approaching from the south, take the Kildwick turn off from the Kildwick/Cross Hills roundabout and proceed into the village. Turn right at the White Lion public house and continue to the top of Priest Bank Road before turning left along Grange Road passing in front of Kildwick Hall before turning left into Starkey Lane and proceeding as above.

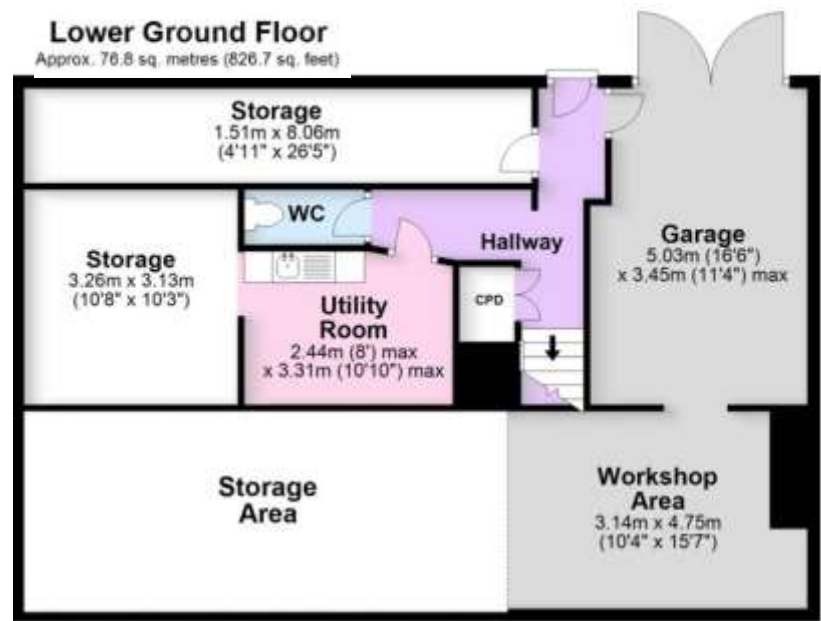
Details amended April 2024





EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		



Skipton Auction Mart
 Gargrave Road
 Skipton
 North Yorkshire
 BD23 1UD
 Tel: **01756 692 900**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.