



## 2 STATION VILLAS, HELLIFIELD £295,000





## 2 Station Villas, Station Road, Hellifield, BD23 4HL

Substantial, semi-detached Victorian Midland Railway Company house, located in a superb position on the edge of Hellifield village offering 3 bedroom accommodation laid over 2 floors, standing within exceptionally large gardens.

The property offers huge potential for a developer/family buyer but does require extensive modernisation to bring it up to modern day standards. It is likely to be attractive to cash purchasers or purchasers with large cash deposits.

Constructed approximately 140 years ago for the District Locomotive Superintendent and purchased from the railway company in the 1960s by the current seller's family.

Ideal family property or ideal for somebody with railway interest or investment/redevelopment.

Hellifield is a popular village located on the edge of the Yorkshire Dales National Park within accessible countryside.

The village has some local amenities such as churches, primary school, shops, garage and doctors' surgery, a wider range is available 6 miles away in Settle or 9.5 miles away in Skipton.

Being so close to the railway station, the property lends itself to people who may commute to Skipton, Leeds, or Carlisle.

Fantastic property, well worthy of internal inspection to fully appreciate.

Don't miss this opportunity to buy a slice of history.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Inner Hallway, Dining Room, Sitting Room, Lounge, Kitchen, Pantry.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Good sized gardens, Outbuildings.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

4'4" x 11'8" (1.32 x 3.55)

External entrance door, stained glass leaded windows, radiator, staircase to the first floor, sloping ceiling, access to dining room, access to inner hallway.





**Inner Hallway:**

3'0" x 11'0" (914 x 3.35)

Access to lounge and sitting room, radiator, and single glazed window.



**Dining Room:**

13'7" x 11'0" (4.14 x 3.35)

Single glazed window, radiator, gas fire within tiled fireplace (disconnected), tiled hearth.



**Sitting Room: (rear)**

14'5" x 13'2" (4.39 x 4.01)

Double glazed window, views, open fire grate within tiled fireplace, tiled hearth, coved ceiling, access to kitchen and pantry.



**Lounge: (front)**

10'0" x 12'9" (3.04 x 3.88)

Two single glazed windows, radiator, alcove cupboard and coved ceiling.



**Kitchen:**

10'9" x 8'0" (3.27 x 2.43)



Base units plus worksurfaces, wall units, double drainer stainless steel sink, radiator, solid rear external door.



**Pantry:**

10'9" x 4'1" (3.27 x 1.24)  
Single glazed window and shelves.



**FIRST FLOOR:**

**Landing:**

13'10" x 3'0" (4.21 x 914)  
Access to 2 bedrooms.

**2<sup>nd</sup> Landing:**

10'10" x 3'0" (3.30 x 914)  
Access to bedroom 3 and bathroom, radiator.

**Bedroom 1: (rear)**

14'6" x 12'0" (4.42 x 3.65)  
Double bedroom, single glazed window, radiator, central heating boiler, built in cupboard.



**Bedroom 2: (front, railway room)**

10'1" x 11'5" (3.07 x 3.48)



Small double bedroom, single glazed window, radiator, view of the station, shelved cupboard.



**Bedroom 3:**

11'0" x 10'5" (3.07 x 3.17)

2 windows, radiator.

**Bathroom:**

4'3" x 10'7" (1.29 x 3.22)

3-piece coloured bathroom suite comprising bath, WC, pedestal wash hand basin, radiator and rooflight.



**OUTSIDE:**

Unrestricted parking to the front. Side garden.



**Directions:**



Enter Hellifield Village from Settle on the A65, take left turn onto Station Road after the school. Go to the top of Station Road, and Station Villas is located on the left-hand side. A for sale sign is erected.

**Tenure:**

Freehold with vacant possession on completion.

Please note that this property has a possessory title, which will be covered by an indemnity policy.

**Services:**

All mains' services are connected to the property.

**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:**

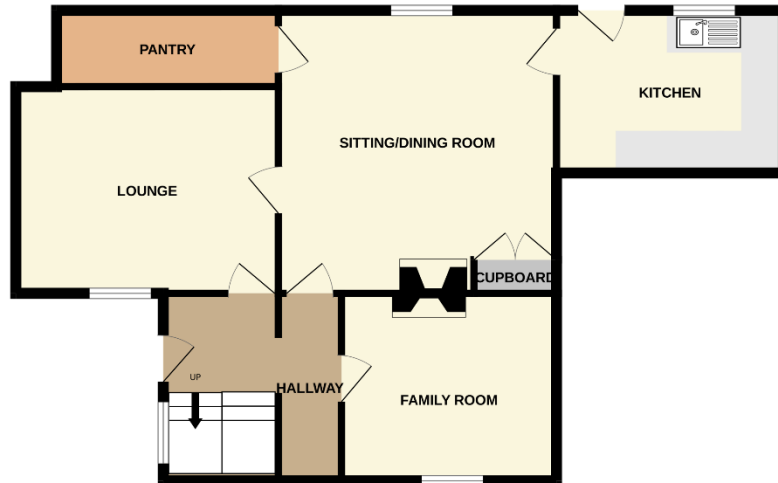
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'D'

2 Station Villas Hellifield SKIPTON BD23 4HL		Energy rating <b>E</b>
Valid until <b>22 October 2033</b>	Certificate number <b>9350-2100-0300-2527-1121</b>	
<b>Property type</b>	Semi-detached house	
<b>Total floor area</b>	116 square metres	



GROUND FLOOR



1ST 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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