



**12 DALESVIEW CLOSE, CLAPHAM**  
**£770,000**





## **12 DALESVIEW CLOSE, CLAPHAM, LANCASTER, LA2 8RP**

Immaculately presented, 3 bedroomed (originally 4) detached residence, located in a stunning position on this popular cul de sac development on the edge of Clapham Village.

The development was constructed to a high standard and design, by reputable award-winning builders and this property has been further enhanced by the current owners.

Many extra quality fixtures and fittings have been incorporated to make this house a true one off.

Traditionally constructed with stone face to the front and sides rendered to the rear, with triple glazed aluminium windows, oil-fired central heating, and solar panels.

Well-designed internal layout with oak doors and staircase, bespoke tiling, and modern contemporary decoration throughout.

Spacious open plan kitchen, lounge/dining room with light and airy atmosphere. Extensive range of painted oak kitchen units with unique granite worksurfaces, integral appliances plus electric range cooker and large larder unit.

Multifuel stove in the lounge, plus two double doors to the rear with fantastic views over open fields. Exceptionally pleasant side sunroom with lantern roof and bi-folding doors leading to the private garden, plus lantern roof.

3 Bedrooms, two of which have ensuite shower rooms, which have a high specification plus outstanding house bathroom with 3-piece suite.

A truly magnificent house, which can only be fully appreciated by viewing. Spacious well-planned accommodation over three floors, unrivalled quality fittings in all areas, exceptional eye for detail.

Private tended gardens, driveway parking and large attached garage with automatic door.

Clapham is an interesting conservation village situated in a stunning rural position, just on the edge of the Yorkshire Dales National Park. The village has a strong community spirit and local amenities such as community shop, church, public house, village hall, and railway station 1.5 miles away.

More amenities are available in Settle 6 miles, Ingleton 4 miles, Lancaster 15 miles or Skipton 22 miles.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor.**

Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room, Sunroom.

#### **First Floor.**

Landing, 2 Bedrooms, 1 Ensuite Shower Room, House Bathroom.

#### **Second Floor:**

Bedroom 1 with Ensuite Shower Room.

#### **Outside**

Attached Garage, Driveway, Fore Garden, Enclosed Garden, Rear Patio.





## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

Slated canopy over, part glazed external entrance door with stained glass panel, oak staircase to the first floor, tiled flooring, radiator, recessed spotlights, glazed oak inner doors to kitchen and lounge, cloakroom off.



#### Cloakroom/WC:

WC with hidden cistern, vanity wash hand basin, triple glazed window with shutters, tiled walls, tiled flooring, vertical radiator.



#### Kitchen:

14'9" x 10'10" (4.50 x 3.30)

Superb space, open plan to the lounge/dining room.



#### Kitchen:

Extensive range of quality painted Oak base units with unique granite worksurfaces with up stand plus breakfast bar, integral appliances including Bosch dishwasher, Stove range "Richmond Deluxe" with induction hob, stainless steel extraction hood, Belfast sink with mixer tap and waste disposal unit, built in Bosch washer, large built in larder, triple glazed window with shutters, feature tiled wall with Spanish imported tiles, 3 feature lights over breakfast bar, recessed spotlights, real oakwood herringbone flooring.







### Lounge/Dining:

18'10" x 13'11" (5.75 x 4.25)

Large open plan room with two sets of triple glazed double doors with access to the rear patio, views (Southwest facing) with motorised blinds, oak double doors with access to Sunroom, multifuel stove on hearth with ornate tiled walls behind, Real Oakwood flooring, understairs store cupboard, 2 radiators, picture rail, space for table.



### Sunroom:

18'10" x 13'1" (5.75 x 4.00)

Superb room with feature lantern over, double glazed bi-folding doors with access to the side garden, 2 tall triple glazed windows to the side, tiled floor, imported Spanish tiles, 2 radiators, built in painted oak cabinet.



### FIRST FLOOR:

#### Landing:

Oak staircase to the second floor, access to 2 bedrooms and house bathroom, radiator, double doored cupboard, shelved, radiator.

#### Bedroom 2:

11'9" x 10'10" (3.57 x 3.30)

Formally two bedrooms made into one with dressing room, triple glazed window, views, radiator, archway to dressing room, access to ensuite shower room, Amtico flooring.







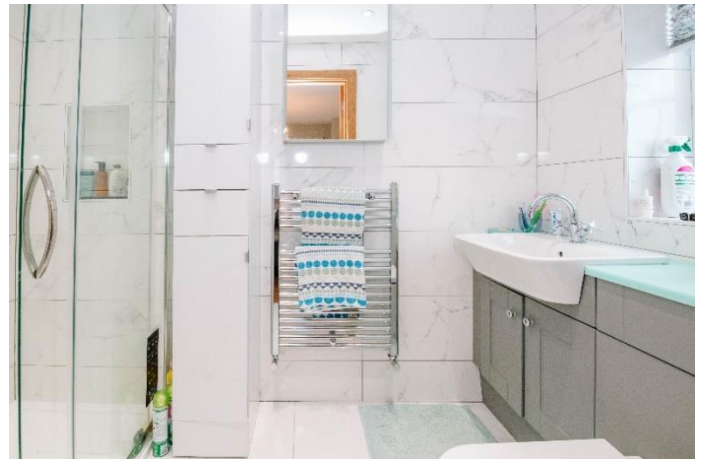
### **Dressing Room:**

Extensive range of real oak built in wardrobes, Amtico flooring, radiator, triple glazed window with roller blind.



### **Ensuite Shower Room:**

Large shower enclosure with drencher shower over off the system, WC with hidden cistern, vanity wash hand basin, tiled floor, vertical radiator, recessed spotlights, mirror cabinet.



### **Bedroom 3:**

11'9" x 10'10" (3.57 x 3.30)

To the front, double bedroom, triple glazed window, Amtico flooring, radiator.



### **House Bathroom:**

7'8" x 5'9" (2.35 x 1.75)

Very well-appointed bathroom with quality "Roca" fittings including free standing bath with tower taps, WC with hidden cistern, bidet within cabinet, vanity wash hand basin, mirror cabinet, tiled walls, tiled floor, recess spotlights, 2 triple glazed windows, heated towel rail.







## SECOND FLOOR:

### Bedroom 1:

18'10" max x 16'9" (5.75 x 5.10)

Spacious master bedroom with ensuite (currently used as studio), double bedroom, 3 Velux rooflights, one fitted with integral blind, eaves storage to both sides, one with hot water tank, 2 radiators, Oak Amtico flooring.



### Ensuite Shower Room:

Large shower enclosure with shower over off the system, WC, vanity wash hand basin, Velux rooflight, tiled walls, tiled floor, mirror, radiator.



## OUTSIDE:

### Attached Garage:

With automatically operated garage door, solid side door, loft area, power, light, Belfast sink, hot and cold running water, quarry tiled floor.

### Front:

Driveway parking.  
Ornamental fore garden with low box hedge, ornamental tree, roses.

### Side:

Superb private garden with wall boundaries, large patio area, plus pergola, artificial lawn, raised beds, greenhouse, flower beds/shrubs.

### Rear:

Patio area with views.



**Directions:**

Enter Clapham Village on the first turn off the A65 from Settle, after approximately 1 mile turn left in to Dalesview Close, go straight to the bottom and number 12 is front of you. A For Sale Board is erected.

**Tenure:**

Freehold with vacant possession.

**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 appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

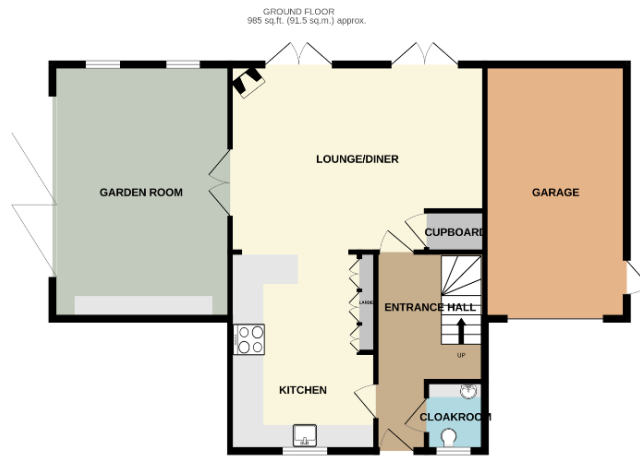
**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other 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:**

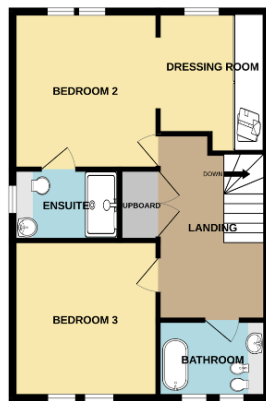
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

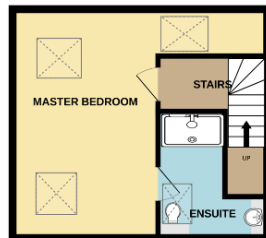
12 DALESVIEW CLOSE CLAPHAM LANCASTER LA2 8RP		Energy rating <b>B</b>
Valid until <b>19 October 2030</b>	Certificate number <b>2090-0201-0932-5020-3003</b>	
Property type	Detached house	



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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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[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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