



**VICTORIA HOUSE, SCHOOL LANE,
LONG PRESTON offers over £350,000**





VICTORIA HOUSE, 9 SCHOOL LANE, LONG PRESTON, BD23 4PN

Superb 3 double bedroom stone built double fronted house, centrally located in a quiet area of this popular Yorkshire Dales village.

Substantial character property offering spacious accommodation, laid out over 2 floors. A good sized, well stocked, private walled rear garden and unrestricted street parking to the front.

In need of some modernisation to bring it up to modern day styles, but has great potential for a family home.

Ground floor, central hallway, with reception room, dining room, study and kitchen diner to the rear. Large utility with downstairs WC and store.

First floor, spacious galleried landing, 3 double bedrooms one with ensuite shower room, plus house bathroom.

Gas fired central heating is installed throughout, plus interesting features including corniced ceilings and feature marble fireplace.

Very light and airy with pleasant views across fields to the front. Conveniently located for the village amenities.

Long Preston is a sought after village which has an active community with local facilities including 2 public houses, church, primary school, village hall, shop and railway station links to Leeds, Skipton, Settle and Carlisle.

A real gem, well worthy of internal and external inspection to fully appreciate.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Dining Room, Study, Kitchen/Diner, Understairs pantry, Utility with WC and Storage Cupboard.

First Floor

Landing, 1 Double Bedroom with Ensuite Shower Room, 2 Further Double Bedrooms, House Bathroom

Outside

Foregarden, Unrestricted Street Parking, Large, Private Walled Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'4" x 19'8" (1.02 x 5.97)

Solid external entrance door with fan light over, central hallway, staircase to the first floor, coved ceiling, radiator.



Lounge:

12'0" x 16'5" (3.66 x 5.01)

Good sized square room, single glazed window with shutters, open fire grate within marble fireplace with cast iron inset, corniced ceiling, ceiling rose, radiator.



Dining Room:

9'6" x 12'10" (2.90 x 3.91)

Built in drawers, side cupboards, plate rack, single glazed sash window with shutters.



Study:

6'0" x 9'3" (1.83 x 2.82)

Off the central hallway to the front, single glazed window.





Kitchen:

14'6" x 14'5" (4.42 x 4.4)

Large kitchen to the rear, range of kitchen base units with complementary work surfaces, gas hob, extraction hood, electric oven, double bowl stainless steel sink, dishwasher, understairs store cupboard, upvc double glazed window with wooden shutters.



Utility Room:

6'5" x 15'1" (1.96 x 4.60)

To the rear, Perspex roof, stainless steel sink, plumbing for washing machine, electric sockets, radiator, wall cupboards, external door to rear garden.

WC:

3'6" x 8'9" (1.07 x 2.67)

WC, gas fired central heating boiler (approximately 2 years old).

Storage Cupboard:

6'7" x 3'6" (2.01 x 1.07)

FIRST FLOOR:

Landing:

6'5" x 14'4" (1.96 x 4.37) plus 3'5" x 3'4" (1.04 x 1.02)

Galleried landing, access to 3 bedrooms and house bathroom, radiator, window with shutters.





Bedroom 1:

13'2" x 12'9" (4.01 x 3.89)

Double bedroom, double glazed window with views and shutters, built in wardrobe, radiator.



En Suite Shower Room:

5'4" x 9'0" (1.63 x 2.74)

Shower Enclosure with shower off the system, bidet, pedestal wash hand basin, WC, heated towel rail, upvc double glazed window.

Bedroom 2:

11'8" x 16'8" (3.56 x 5.08)

Large double bedroom, range of built in wardrobes, radiator, single glazed window with views.





Bedroom 3:

11'0" x 9'10" (3.35 x 3.00)

Double bedroom, double glazed window, radiator, built in wardrobe, cylinder cupboard with factory insulated cylinder, door to bathroom.



Bathroom:

3'0" x 11'9" (0.91 x 3.58)

3 piece coloured bathroom suite comprising bath, pedestal wash hand basin, WC, double glazed window.



OUTSIDE:

Front:

Foregarden, unrestricted street parking.



Rear:

Good sized walled garden with mature trees and shrubs. Pedestrian access around adjoining property.





Directions:

Enter Long Preston from Settle, turn left at The Maypole onto School Lane, Victoria House is on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water (Long Preston Water Trust), Mains drainage, gas and electric.

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:

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

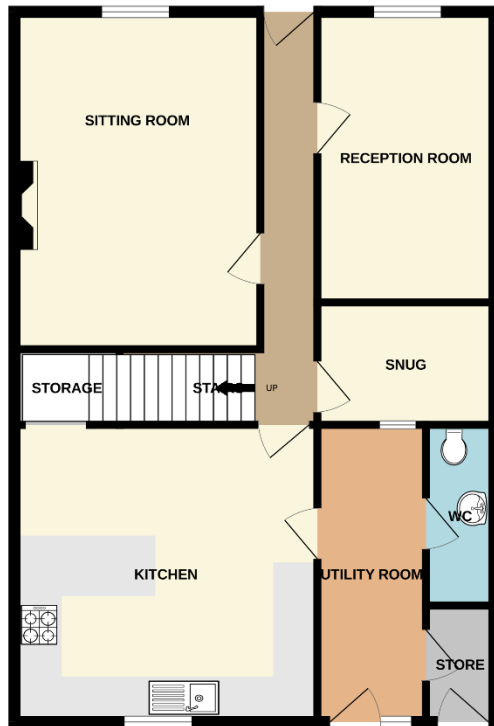
Council Tax Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

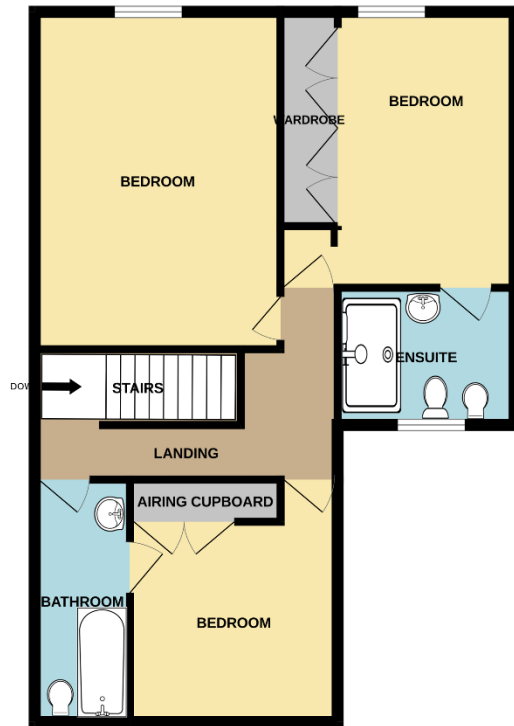
The graph shows this property's current and potential energy rating.



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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