



3 COLLEGE CROFT, HESLEY LANE, RATHMELL
£300,000



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3 COLLEGE CROFT, HESLEY LANE, RATHMELL, SETTLE, BD24 0LG

Immaculately presented, 3 double bedroomed stone built end terraced house/cottage, (No. 3) at the far end of the driveway. Located in a superb, rural setting in the centre of Rathmell Village.

Deceptively spacious accommodation laid over two floors with upvc double glazed windows and external door and partial modern electric heating.

Modern kitchen with integral appliances, superb ground floor wet room, and modern house bathroom.

The property stands in a westerly position with pleasant aspects to the front over the cottage garden and distant rural views.

Ample parking to the rear for several vehicles and space for a garage if required. (subject to the necessary approvals).

Absolute gem of a property which has to be viewed to be fully appreciated.

Ideal property for retired, family, investor or holiday cottage.

Rathmell is a popular village with active community. Within 2 miles of the Market Town of Settle.

Settle has all local amenities including independent shops, pubs and cafes, Doctors, Schools etc plus Railway Station.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Inner Hallway, Lounge, Breakfast Kitchen, Utility Room, Wet Room, Rear Porch.

First Floor

Landing, 3 Double Bedrooms, House Bathroom

Outside

Driveway Rear Forecourt Parking, Side Parking, Good Sized Tended Fore Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

7'8" x 4'0" (2.33 x 1.21)

More recently added porch with upvc double glazed windows, double upvc double glazed external doors, glazed internal door.





Inner Hallway:

Staircase to the first floor, access to the lounge and breakfast kitchen.

Lounge:

11'0" x 13'8" (3.35 x 4.16) plus bay window.

Good sized room, multifuel stove within recessed fireplace with stone fire surround, upvc double glazed bay window, coved ceiling.



Breakfast/Kitchen:

11'0" x 13'5" (3.35 x 4.08)

Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer tap, built in electric oven plus microwave, built in electric hob, stainless extraction hood, two upvc double glazed windows, recessed spotlights, electric heater, glazed inner doors, coved ceiling.



Utility Room:

7'2" x 14'0" (2.18 x 4.26)

Range of base units with complementary worksurfaces, plumbing for washer, upvc double glazed window, store cupboard, understairs cupboard, meter cupboard.





Rear Porch:

4'1" x 2'8" (1.24 x 813)

½ glazed upvc external entrance door.

Wet Room:

6'7" x 7'5" (2.00 x 2.26)

Very well appointed and recently installed, drencher shower over floor drain with enclosure, wall mounted wash hand basin, low flush WC, Upvc double glazed window, Bluetooth mirror with light and demister, extraction fan, recessed spotlights, vertical heated towel rail, under floor electric heating, tiled floor.



FIRST FLOOR:

Landing:

8'2" x 10'9" (2.48 x 3.27)

Spacious landing with access to 3 double bedrooms and house bathroom, upvc double glazed window, electric heater.

Storeroom off: 2'8" x 9'0" (813 x 2.74)



Bedroom 1: To the front

10'9" x 14'0" (3.2 x 4.26)

Double bedroom, with upvc double glazed window, bulkhead cupboard, part reduced eaves.





Bedroom 2: To the front

11'1" x 11'8" (3.35 x 3.55)

Double bedroom, with upvc double glazed window, part reduced eaves.



Bedroom 3: To the rear

8'6" x 10'3" (2.59 x 3.12)

Double bedroom with upvc double glazed window, built in cupboard and part reduced eaves.



House Bathroom:

3 piece white bathroom suite comprising electric shower, WC, pedestal wash hand basin, tiled floor, upvc double glazed window, cylinder cupboard.

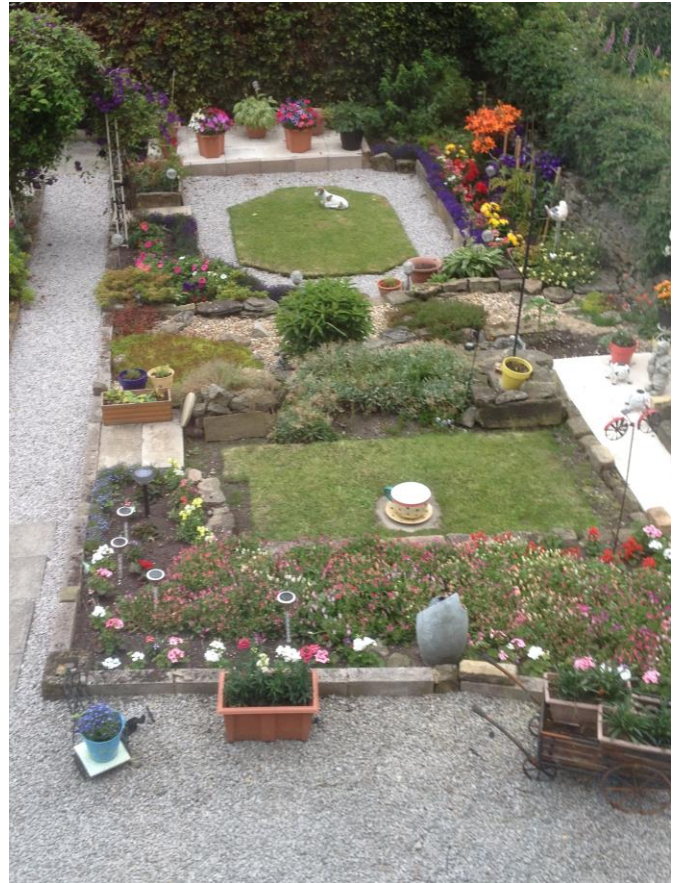


OUTSIDE:

Driveway access with parking round the rear of the property, (Enough space for 2+ cars and to be able to turn around).

Shed, side garden area, well maintained and presented fore garden with mature shrubs, lawns etc.





Directions:

Enter Rathmell Village from Settle at the Reading Rooms turn right on to Hesley Lane, after approximately one hundred yards turn right onto a small track. College Cottage is up on the right hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, drainage, 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.



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:

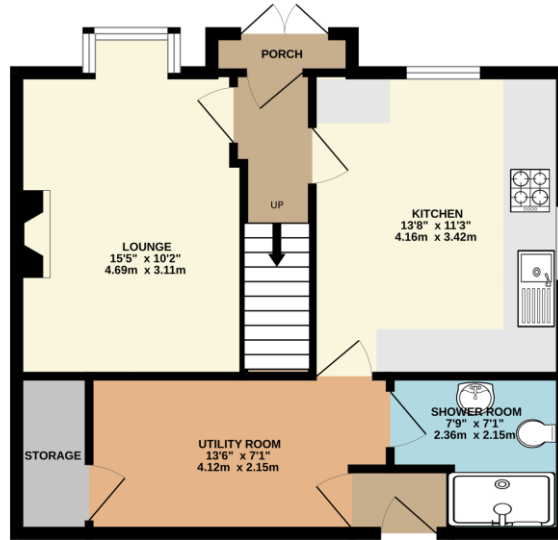
North Yorkshire Council
1 Belle Vue Square
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Council Tax Band 'C'

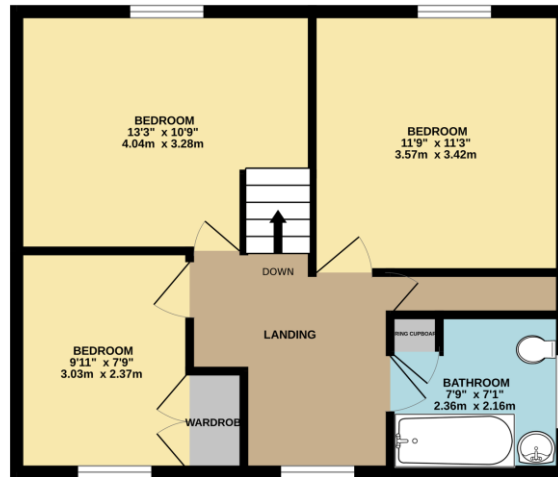
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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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