



41 PARK CRESCENT, HELLIFIELD
£265,000





41 PARK CRESCENT, HELLIFIELD, SKIPTON, BD23 4HD

Well-appointed extended three bedroomed semi-detached house, located in a superb position on the edge of Hellifield Village with open fields to the rear.

Good sized family accommodation laid over two floors standing within large gardens to the front and rear. Ample off-street parking for several vehicles.

Upvc double glazed windows and gas fired central heating are installed and the property is decorated to a good standard throughout.

Extension to the side with extended kitchen, dining room, spacious lounge, cloakroom/utility, with first floor three bedrooms and bathroom.

Ideal family home which needs to be viewed to fully appreciate internally and externally.

Park Place is a small residential estate with little passing traffic approximately a quarter of a mile from the centre of the village.

Hellifield is a popular village located on the edge of the Yorkshire Dales National Park, set around stunning countryside.

The Village has local amenities including Village Shop, garage, railway station, doctors' surgery, and public house, a wider range are available in Settle 6 miles and Skipton 10miles. There is also a regular train and bus service to major centres.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Living Room, Kitchen, Hallway, Cloakroom/WC

First Floor

Landing, 3 Bedrooms, Bathroom

Outside

Driveway, Parking Area, Fore Garden, Side Paved Area, Rear Garden, Greenhouse, Shed.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

4'0" x 5'0" (3.98 x 4.21)

½ Glazed upvc external entrance door, staircase to the first floor, radiator.





Lounge:

13'5" x 13'0" (3.98 x 4.21)

Upvc double glazed picture window, radiator, multifuel stove with recess on flagged hearth and stone surround.



Living Room:

10'9" x 12'3" (5.20 x 2.69)

Upvc double glazed full height doors with side window, access to the rear garden, multifuel stove in recess on flagged hearth, wood mantel, plate rack, under stairs store cupboard, and radiator.



Kitchen:

12'7" x 10'10" (3.83 x 3.30)

Extensive range of modern kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, electric hob, electric oven, stainless steel extraction hood, plumbing for washing machine, built in fridge, radiator, 3 upvc double glazed windows, 2 Velux roof lights, gas fired central heating boiler in wall cupboard, recessed spotlights, tiled floor.





Side Hallway:

3'0" x 10'0" (0.91 x 3.04)

Half glazed upvc external entrance door, small loft access, tiled floor.

Cloakroom/WC:

2'5" x 9'3" (0.73 x 2.81)

With WC, wash hand basin, two upvc double glazed windows, recessed spotlights, tiled floor.



FIRST FLOOR:

Landing:

5'7" x 7'6" (1.70 x 2.28)

Access to 3 bedrooms and bathroom, and loft access.

Bedroom 1:

10'3" x 11'7" (3.12 x 3.53)

Double bedroom, with upvc double glazed window, radiator, shelved recess, built in double doored cupboard.



Bedroom 2:

11'0" x 10'4" (3.35 x 3.15)

Double bedroom, with upvc double glazed window with views, radiator, built in cupboard.





Bedroom 3: Front.

9'0" x 8'1" (2.74 x 2.46)

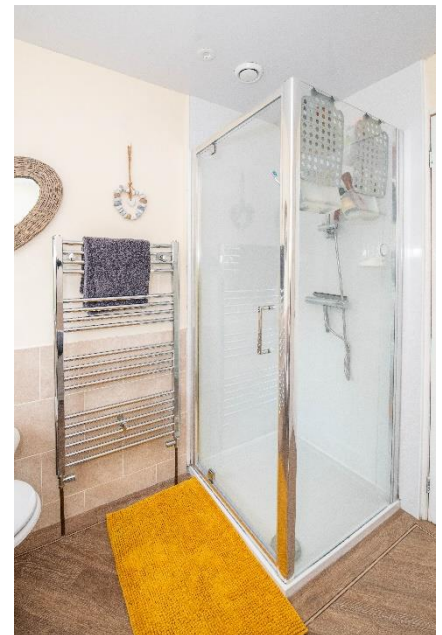
Single bedroom with upvc double glazed window, radiator, built in cupboard.



Bathroom:

7'5" x 8'0" (2.26 x 2.43)

4-piece white bathroom suite comprising bath, shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, upvc double glazed window, heated towel rail, recessed spotlights, store cupboard.



OUTSIDE:

Front:

Driveway/additional parking area, small lawn, hedged boundaries to two sides.

Side:

Paved access to the rear.

Rear:

Large rear garden, patio area, lawn, shed plus greenhouse, mature trees and pond.





View

Directions:

Enter Hellifield from Settle just before railway bridge turn right onto Park Avenue, then turn left on to Park Place follow the road around and no 41 is at the bottom. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All mains' services are connected.

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
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BD23 1FJ

Council Tax Band 'C'



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