



**39 MIDLAND TERRACE, HELLIFIELD**  
**£195,000**







## 39 MIDLAND TERRACE, HELLIFIELD, SKIPTON, BD23 4HJ

Spacious, 3-bedroom mid terrace family house, located on a cul de sac street on the edge of Hellifield Village.

Accommodation laid over two floors with off street parking to the front, and large rear garden with store.

Ground floor, open plan entrance hall and living kitchen with range of modern units including dual fuel stove, dining room and rear lounge.

First floor, landing, 2 double bedrooms, single bedroom, and very well-appointed house bathroom with 4-piece bathroom suite.

Upvc double glazed windows and gas fired central heating with some modern feature vertical radiators.

Ideal family home or first-time buyer, or possible investment property.

Well worthy of internal and external inspection to fully appreciate the size, layout, position, and the stunning rear views.

Hellifield is a popular village situated on the edge of the Yorkshire Dales National Park. The village has local amenities including shops, pubs, churches, and doctors' surgery etc, plus railway station approximately 200 yards with links to Leeds, Skipton, and Settle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall/Kitchen, Dining Room/Lounge, Rear Porch.

#### First Floor

Landing, 3 Bedrooms, House Bathroom

#### Outside

Forecourt Parking, Rear Yard Area, Outbuilding, Rera Garden.

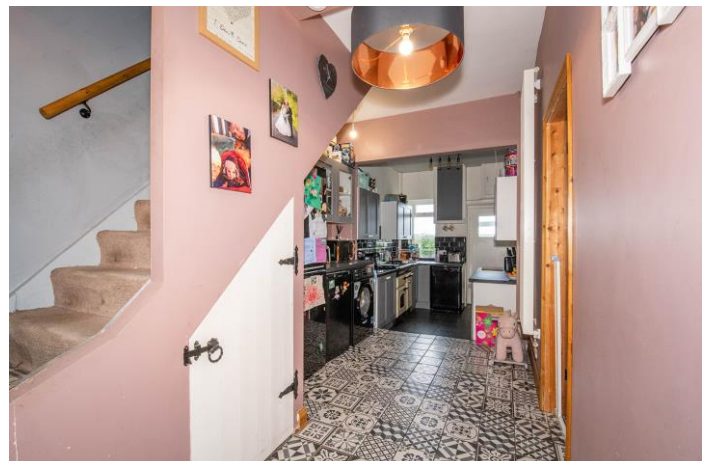
### ACCOMMODATION:

#### GROUND FLOOR:

#### Entrance Hall:

8'0" x 24'6" (2.44 x 7.47)

Open plan area, upvc solid external entrance door, upvc front window, staircase to the first floor, tiled floor, steps down to the kitchen side.





### **Kitchen Side:**

Range of recently installed kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, cream dual fuel range cooker, plumbing for washing machine, vertical radiator, inner door to porch, plumbing for dishwasher, upvc double glazed windows, gas fired combination boiler in cupboard.



### **Rear Porch:**

2'9" x 3'2" (0.84 x 0.96)

Upvc double glazed window, rear upvc ½ glazed external door.

### **Lounge/Dining Room:**

Open plan.

### **Lounge Area to the rear:**

12'6" x 13'1" (3.81 x 3.99)

Multifuel stove in recessed fireplace on granite hearth, upvc double glazed window and views, radiator, coved ceiling.



### **Dining Area to the front:**

12'6" x 11'2" (3.81 x 3.40)

Upvc double glazed window, tiled fireplace with open fire grate, vertical radiator.



### **FIRST FLOOR:**

### **Landing:**

7'10" x 6'7" (2.39 x 2.00)

Access to 3 bedrooms and bathroom, loft access with ladder to part boarded loft.





**Bedroom 1: to the rear**

12'2" x 13'3" (3.71 x 4.04)

Double bedroom, upvc double glazed window and views, vertical radiator, built in wardrobes.



**Bedroom 2: to the front**

12'2" x 11'1" (3.71 x 3.38)

Double bedroom, upvc double glazed window, vertical radiator.



**Bedroom 3:**

7'7" x 7'10" (2.31 x 2.39)

Single bedroom, upvc double glazed window.



**House Bathroom:**

7'9" x 10'0" (2.36 x 3.05)

Well-appointed 4-piece white bathroom suite comprising free standing bath with side taps, large shower enclosure with shower off the system, WC, pedestal wash hand basin, vertical radiator, underfloor heating, tiled walls, upvc double glazed window.





## OUTSIDE:

### Front:

Parking Space 15'4" x 15'4" (4.67 x 4.67)

### Rear:

Good sized rear garden laid to lawn, rear yards area, small shed.



### Directions:

Enter Hellifield Village on the A65 from Settle, go past the primary school, take the next left turn onto Station Road, No. 39 is on the left-hand side, a for sale board is erected.

### Tenure:

Freehold with vacant possession on completion

### 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

39, Midland Terrace  
 Hellifield  
 SKIPTON  
 BD23 4HJ

Energy rating  
**D**

Valid until  
 7 August 2026

Certificate number  
 8876-6223-7230-2368-9922

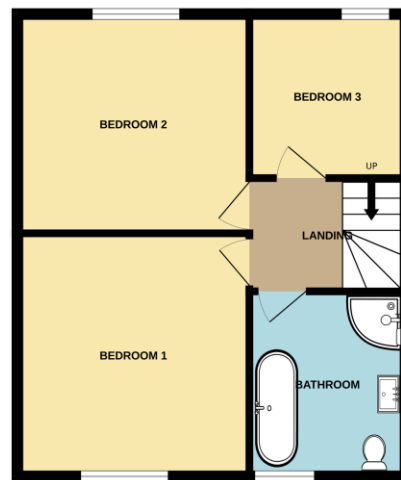
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B

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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