



4 GUYS COTTAGES, LONG PRESTON
£244,950





4 GUYS COTTAGES, LONG PRESTON, SKIPTON BD23 4QB

2 bedroom extended stone built end terraced cottage, located in a convenient position near to the centre of this popular Yorkshire Dales Village.

Immaculately presented and decorated throughout with acoustic double glazed windows to the front, double glazed windows to the rear and gas fired central heating. Well proportioned accommodation laid over 2 floors plus a useful cellar.

The property has been rewired, replastered and has a recently installed kitchen and bathroom.

Extended conservatory to the rear with aspects over the garden and outstanding far reaching views over open countryside. Good sized lounge with gas stove, fitted kitchen, modern bathroom, and conservatory to the ground floor.

Two double bedrooms, one with views to the first floor.

Outside, manageable, well tended gardens to the rear and side, parking within shared parking court.

Fantastic cottage, ideal for family, first time buyer, investor, or holiday cottage. Internal inspection is strongly recommended to appreciate the size, quality, and the rear views.

Long Preston is a popular village standing within stunning Dales countryside with amenities including church, village primary school, public house, village hall and railway station with rail links to Skipton, Settle, Leeds and Carlisle.

The market town of Settle is 4 miles away and has a range of independent shops, public houses, cafes, restaurants, schools, and recreational facilities.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen, Inner Lobby, Conservatory, Bathroom.

Lower Ground Floor

Cellar

First Floor

Landing, 2 Bedrooms.

Outside

Private Parking, Side Garden.



ACCOMMODATION:

GROUND FLOOR:

Lounge:

12'0" x 13'4" (3.65 x 4.06)

Good sized square room, part glazed upvc external entrance door, solid oak internal door, vestibule, 2 upvc acoustic double glazed windows, gas stove within recess with oak mantle, access to the kitchen, radiator, shelved bookcase with spotlights.



Kitchen:

10'8" x 10'2" (3.25 x 3.09)

Range of recently installed shaker style kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer tap, built in electric oven, gas hob, stainless steel splashback and extractor hood, double glazed window to conservatory, radiator, space for table, doored staircase to the cellar, solid oak internal doors, Michaelangelo parquet flooring..





Inner Lobby:

3'4" x 3'8" (1.01 x 1.11)

Access to the conservatory and bathroom, radiator.

Conservatory:

9'8" x 8'4" (2.94 x 2.54)

Pleasant extended room, double glazed windows, feature stone wall, tiled roof, views over open countryside, fully glazed upvc external patio doors, terracotta tiled floor.



Bathroom:

7'9" x 4'6" (2.36 x 1.37) plus 3'0" x 4'1" (0.91 x 1.24)

3 piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, low flush WC, tiled floor, under floor heating, upvc double glazed window, radiator, solid oak door, mermaid boarded walls, boarded ceiling.



LOWER GROUND FLOOR:

Cellar:

11'7" x 13'4" (3.53 x 4.06)

Good sized cellar with upvc double glazed windows, washer dryer, good storage area, tiled flooring.

FIRST FLOOR:

Landing:

Access to 2 bedrooms, loft access to boarded loft space, shelved area.



Bedroom 1:

12'0" x 13'6" (3.65 x 4.11)

Double bedroom to the front, upvc acoustic double glazed window, radiator, coved ceiling, built in mirrored wardrobes, cast iron fireplace, boarded floor, ceiling fan.



Bedroom 2:

10'7" x 10'2" (3.22 x 3.09)

Double bedroom to the rear, 2 upvc double glazed windows with views, radiator, cupboard housing gas fired central heating boiler, hive.





OUTSIDE:

Pedestrian access via adjoining properties, private parking, rear paved patio area with outstanding long distance views.



Directions:

From Settle enter Long Preston on the A65, after approximately 200 yards, Guys Cottages are located on the right hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion, no chain.

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.

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.

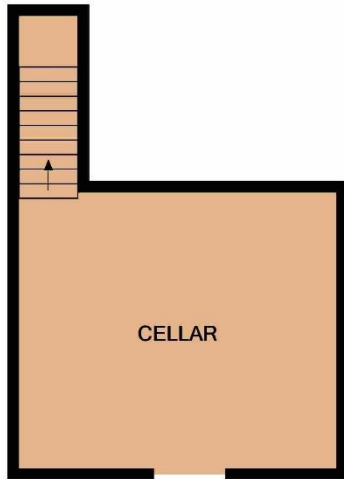
N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.



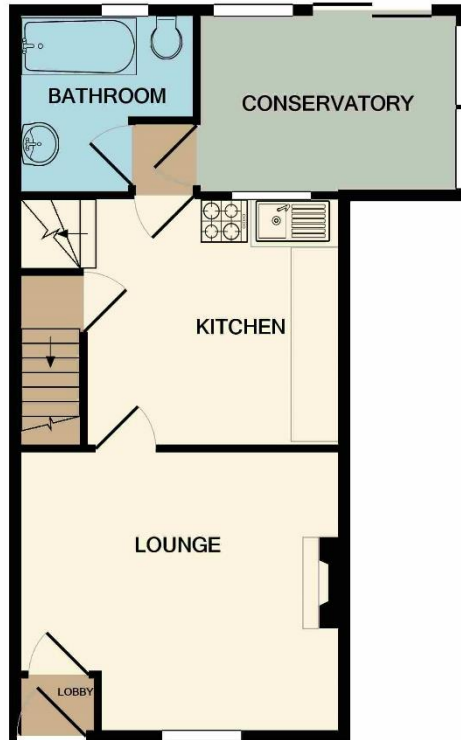
Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
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Council Tax Band 'B'

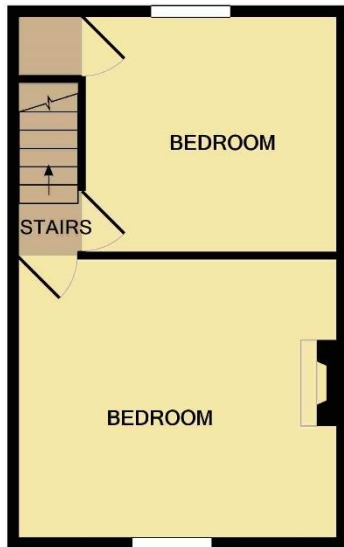
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



BASEMENT



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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