



# Clapham

£495,000

3 Old Road, Clapham, Lancaster, LA2 8JH

Set within the welcoming village of Clapham, 3 Old Road presents a wonderful opportunity to acquire a substantial family home that has been lovingly maintained and well presented, and is now ready for a new purchaser to make it their own. Presenting flexible, generously proportioned living spaces with a living room, conservatory, kitchen and a handy utility/workshop to the ground floor, the first floor enjoys two double bedrooms, a single bedroom and family bathroom, with the generous gardens to the front and rear and off road parking completing the picture. Now in need of some modernisations, this home offers an ideal canvas for families seeking a forever home within a peaceful village location.

Clapham is a beautiful village within the Yorkshire Dales National Park with a vibrant community, local shop, a church and café and only a stones throw away from the train station with good links to both Leeds and Lancaster. There are numerous footpaths and bridal-ways on your doorstep as the property is located at the foot of Ingleborough, one of the Yorkshire 3 Peaks. The village is also located just off the A65 between Settle and Ingleton and close to Kirkby Lonsdale which together offer a wide range of amenities and schooling options. The M6 is also within a 30 minutes drive.



3



2



2



F



Ultrafast  
Broadband\*



Off Road  
Parking & Garage

## Quick Overview

- Delightful Detached Family Home
- Three Bedrooms & One Bathroom
- Peaceful Village Location
- Generous Living Spaces
- Two Reception Rooms & Kitchen
- Gardens to the Front & Rear
- Detached Garage
- Off Road Parking
- Well Presented Throughout
- Ultrafast 300-1000Mbps Broadband Available

Property Reference: KL3543



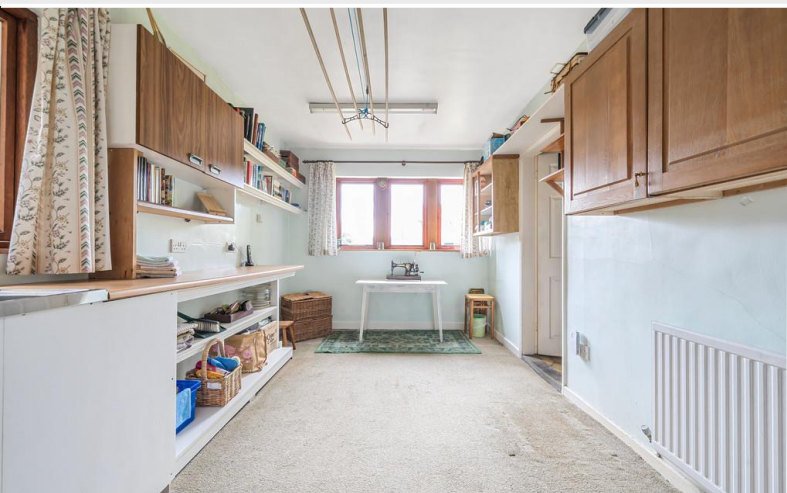
Entrance Hall



Living Room



Kitchen



Utility/Office

## Property Overview

Step through the door into the porch, great for storing shoes and hanging coats. Follow into the hallway, with access into the living spaces and stairs leading to the first floor. A handy under stairs cupboard provides additional storage space.

Firstly you are welcomed into the generous living/dining room; a light and bright space with front aspect window and feature fireplace with electric fire. With space for a dining table, this room is ideal for hosting family and friends, with sliding doors opening into the conservatory, providing an ideal sun trap through the summer months with French doors opening into the garden, creating a seamless blend outside to enjoy throughout the summer months.

Back into the hallway, you are lead into the kitchen. Now in need of updating, this comprises wall and base units, complementary work top, one and a half sink with drainer, tiled splashback and space for a dining table as desired. Integrated appliances include an oven and four ring hob, and there is space for an undercounter dishwasher and freestanding fridge freezer. A door opens into the garden, whilst an inner hall allows access into the utility/workshop and a cloakroom with W.C. The utility presents a great additional space for storage with wall and base units, a sink and plumbing for a washing machine.

Follow the stairs to the first floor where you will find the three bedrooms and bathroom. Now in need of updating, the bathroom comprises a corner bath, W.C., bidet and pedestal sink. Bedroom two is a generous double room with a front aspect window over the garden and space for additional furniture with a hand wash basin, whilst bedroom one is also a double room with the added benefit of integrated wardrobes. Finally, bedroom three is a single room to the front aspect with a handy cupboard with shelving and hanging space.

Completing the picture is the delightfully presented rear garden, lovingly maintained with patio and gravel areas for outdoor seating, being mostly laid to lawn with planted borders, flowers and shrubs and a gate onto the driveway. A lawn area with planted borders also welcomes you at the front of the property, with a paved driveway for off road parking. The garage also provides additional storage with a mezzanine level.



Living Room



Conservatory



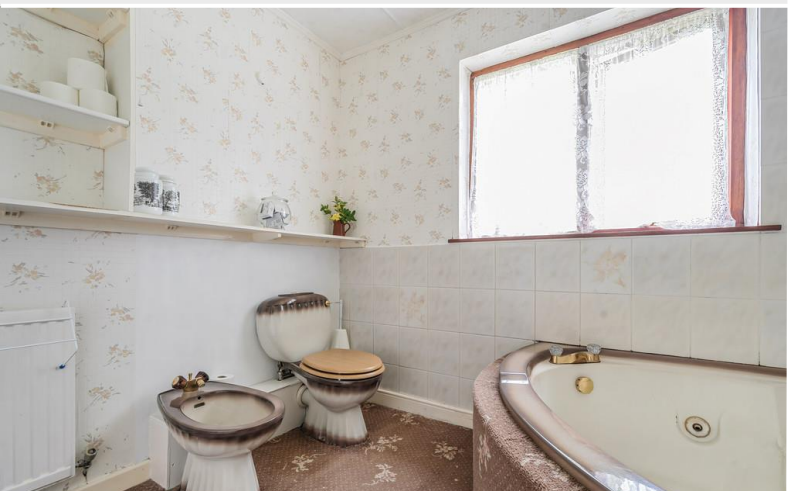
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

#### Accommodation with approximate dimensions:

##### Ground Floor

Living Room 21' 10" x 15' 4" (6.65m x 4.67m)

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

Kitchen 16' 5" x 12' 11" (5m x 3.94m)

Utility/Office 16' 10" x 8' 11" (5.13m x 2.72m)

##### First Floor

Bedroom One 11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom Two 13' 7" x 10' 4" (4.14m x 3.15m)

Bedroom Three 10' 8" x 7' 10" (3.25m x 2.39m)

##### Parking

Parking for a number of cars. The garage provides additional parking as desired.

##### Services

Mains water, drainage and electricity. LPG heating.

##### Council Tax

Craven District Council- Band E.

##### Tenure

Freehold. Vacant possession upon completion.

##### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

##### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

##### What3Words Location & Directions

[///surprised.movies.gifts](http://surprised.movies.gifts)



Bedroom One



Bedroom Two



Garden



Garden

# Meet the Team

## Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111  
Mobile: 07971 911357  
richardharkness@hackney-leigh.co.uk



## Claire Scaife

Sales Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



## Matilda Stuttard

Sales Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



## Michael Neal

Viewing Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



## Naomi Price

Viewing Team

Tel: 015242 72111  
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

# Old Road, Clapham, Lancaster, LA2

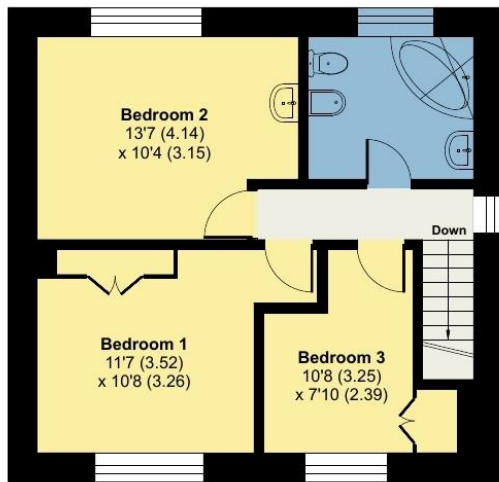


Approximate Area = 1400 sq ft / 130 sq m

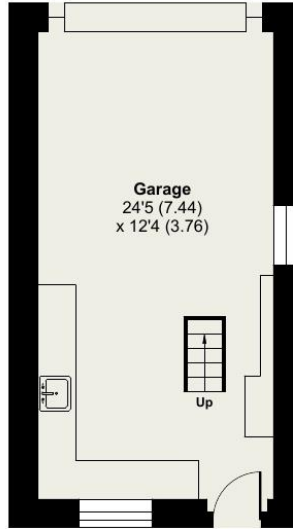
Garage = 604 sq ft / 56.1 sq m

Total = 2004 sq ft / 186.1 sq m

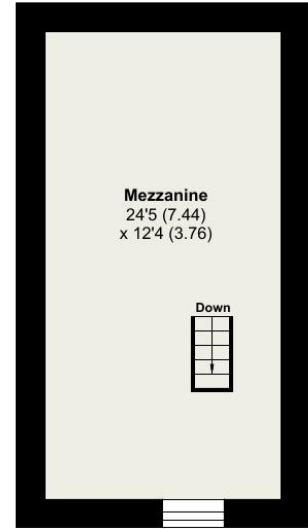
For identification only - Not to scale



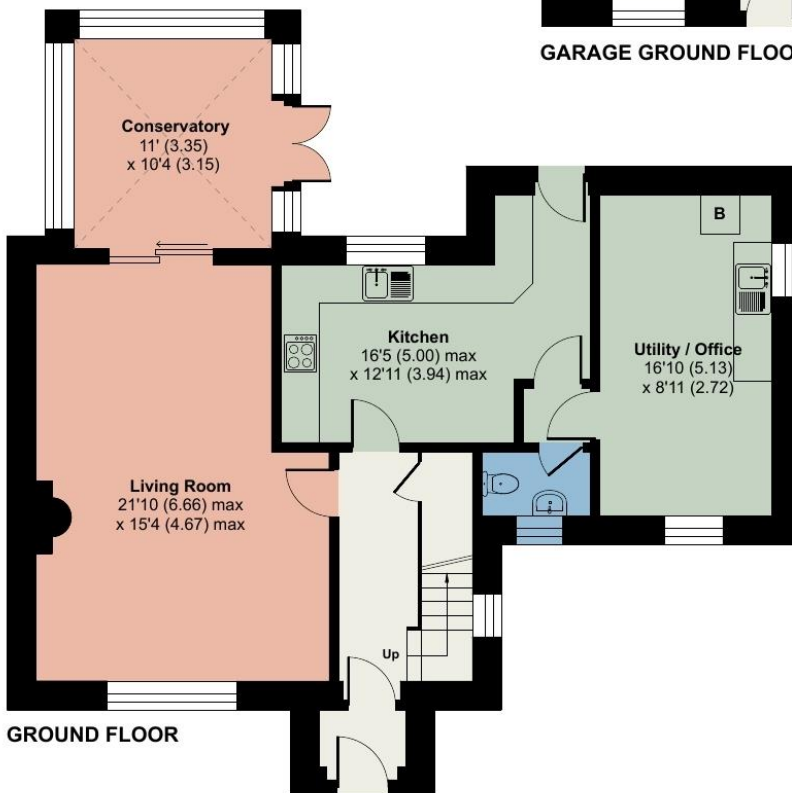
FIRST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1161483

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/07/2024.

Request a Viewing Online or Call 015242 72111