



14 THORNDALE STREET, HELLIFIELD
£169,950



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14 THORNDALE STREET, HELLIFIELD, SKIPTON, BD23 4JE

Two double bedroom mid terrace house located on a small cul de sac street near to the centre of Hellifield Village.

The house offers good sized accommodation laid over 2 floors with attic space which could be converted into living space subject to the necessary approvals.

Majority upvc double glazed windows and a new gas boiler are installed.

Ground floor, spacious lounge with feature fireplace, large living kitchen with extensive range of modern units.

First floor, 2 double bedrooms and large bathroom with modern bathroom suite.

Second floor, additional attic space/storage.

Outside, rear yard/parking, small fore garden, unrestricted street parking.

Ideal property for first time buyer, investor or second home.

Well worthy of inspection to appreciate the size, layout and position.

Available for immediate occupation with no onward chain.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom.

Second Floor

Attic Room.

Outside

Fore garden, Rear Yard/Parking Space

ACCOMMODATION:

GROUND FLOOR:

Lounge:

15'0" x 13'7" (4.57 x 4.14)

Part glazed external entrance door, upvc double glazed window, feature fireplace with open fire grate, slate surround and cast-iron inset, slate hearth, arched alcove, radiator, staircase to the first floor, under stair store cupboard.





Kitchen:

14'10" x 10'0" (4.52 x 3.04)

Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, stainless steel extraction hood, splash back, tiled flooring, gas fired central heating boiler, upvc double glazed window, single glazed sash window, ½ glazed stable door, space for table.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and a bathroom.

Bedroom 1: to the front

12'0" x 11'4" (3.65 x 3.45)

Double bedroom, upvc double glazed window, radiator, built in cupboard, picture rail.



Bedroom 2: to the rear

7'7" x 12'5" (2.31 x 3.78)

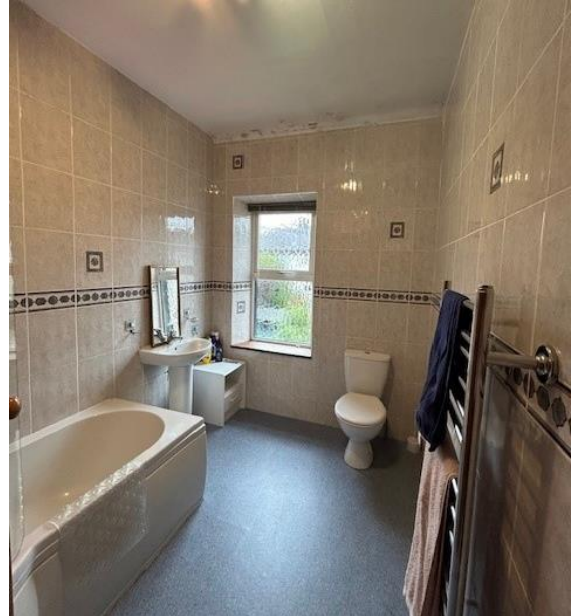
Upvc double glazed window, radiator.



**Bathroom:**

6'10" x 9'3" (2.08 x 2.81)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, upvc double glazed window, tiled walls heated towel rail.

**SECOND FLOOR:****Attic:**

Boarded useful storage space, reduced eaves.

OUTSIDE:**Front:**

Fore garden, unrestricted street parking.

Rear:

Yard area/parking space.

**Directions:**

Enter Hellifield Village on the A65 from Settle, go under the railway Bridge and around the corner, take the left-hand turn onto Thorndale Street, number 14 is on the right 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:

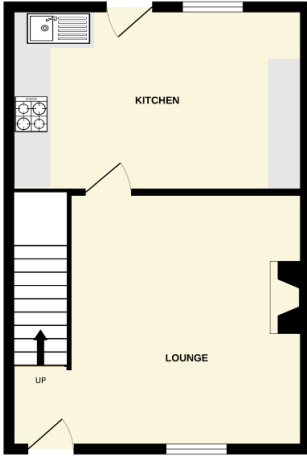
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'

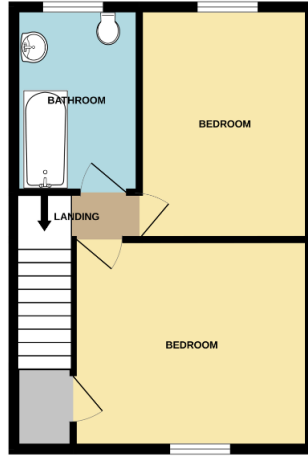
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



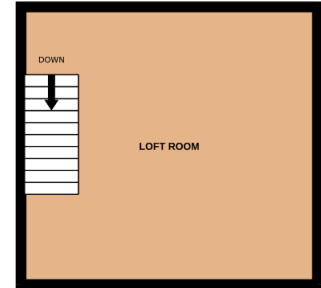
GROUND FLOOR



1ST FLOOR



2ND 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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