



THE CHESTNUTS, HORTON IN RIBBLESDALE

£350,000



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THE CHESTNUTS, HORTON IN RIBBLESDALE, SETTLE, BD24 0EX

Fantastic, well-proportioned 2 bedroom detached bungalow located in a stunning rural position on the edge of Horton in Ribblesdale Village within the Yorkshire Dales National Park.

The property stands within a large mature plot with dry stone walled boundaries, ample parking for several vehicles and garage/workshop.

The bungalow does require some modernisation to bring it up to modern day standards but offers huge potential.

Upvc double glazed windows and oil fired central heating are installed.

Pleasant central hallway off a covered entrance, large lounge with open fire grate, 2 double bedrooms, kitchen, bathroom and separate WC.

Outstanding views across open protected Dales countryside and access to unrivalled walking within the famous Yorkshire 3 peaks area.

Well worthy of inspection to appreciate the rarity of this property, you don't often get bungalows on this type of plot within the National Park with no restrictions.

This is a true gem, don't miss it!

Horton in Ribblesdale is a popular village located at the heart of the walking area, but the property is away from the crowds in complete seclusion.

The village has amenities such as a village hall and railway station on the famous Settle to Carlisle railway plus a regular bus service to the market town of Settle 6 miles away.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Separate WC, Lounge, Kitchen, 2 Bedrooms, House Bathroom.

Outside

Driveway, Garage, Garden Areas.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'10" x 13'0" (1.77 x 4.03)

plus 3'0" x 3'0" (0.91 x 0.91)

Covered entrance with part glazed external entrance door/side panel, wide hallway with access to principal rooms, built in cupboard, coved ceiling, radiator, loft hatch.





Lounge:

16'1" x 11'9" (4.90 x 3.58)

Good sized lounge, 2 upvc double glazed picture windows, open fire grate within stone fireplace, coved ceiling, radiator, wall lights.



Kitchen:

12'9" x 8'2" (3.88 x 2.48)

Range of old kitchen base units with complementary work surfaces, stainless steel sink, wall units, built in cupboard, pantry cupboard, 2 upvc double glazed windows, ½ glazed side external entrance door, radiator.



Bedroom 1: to the front

12'4" x 13'9" (3.75 x 4.19)

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





Bedroom 2:

9'7" x 13'8" (2.92 x 4.16)

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



Bathroom:

5'9" x 5'6" (1.75 x 1.67)

2 piece coloured bathroom suite comprising bath with electric shower over, vanity wash hand basin, upvc double glazed window, heated towel rail.



WC:

3'0" x 5'6" (0.91 x 1.67)

Separate WC with double glazed window, radiator, tiled walls to dado.





OUTSIDE:

Covered area with access to garage, driveway with ample parking for several vehicles, large mature garden with dry stone walled boundary, lawn area, mature trees and shrubs, border, patio/sitting areas, superb open views across open countryside, oil tank, coal bunker, wooden shed, vegetable beds, fruit trees.

Garage:

9'0" x 17'7" (2.74 x 5.35)

With up and over door, oil fired central heating boiler, upvc double glazed window.



Directions:

Enter Horton in Ribblesdale village on the 6429, take the first right turn, go approximately 100 yards, The Chestnuts is on the right hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, electric and drainage, oil fired heating.



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:

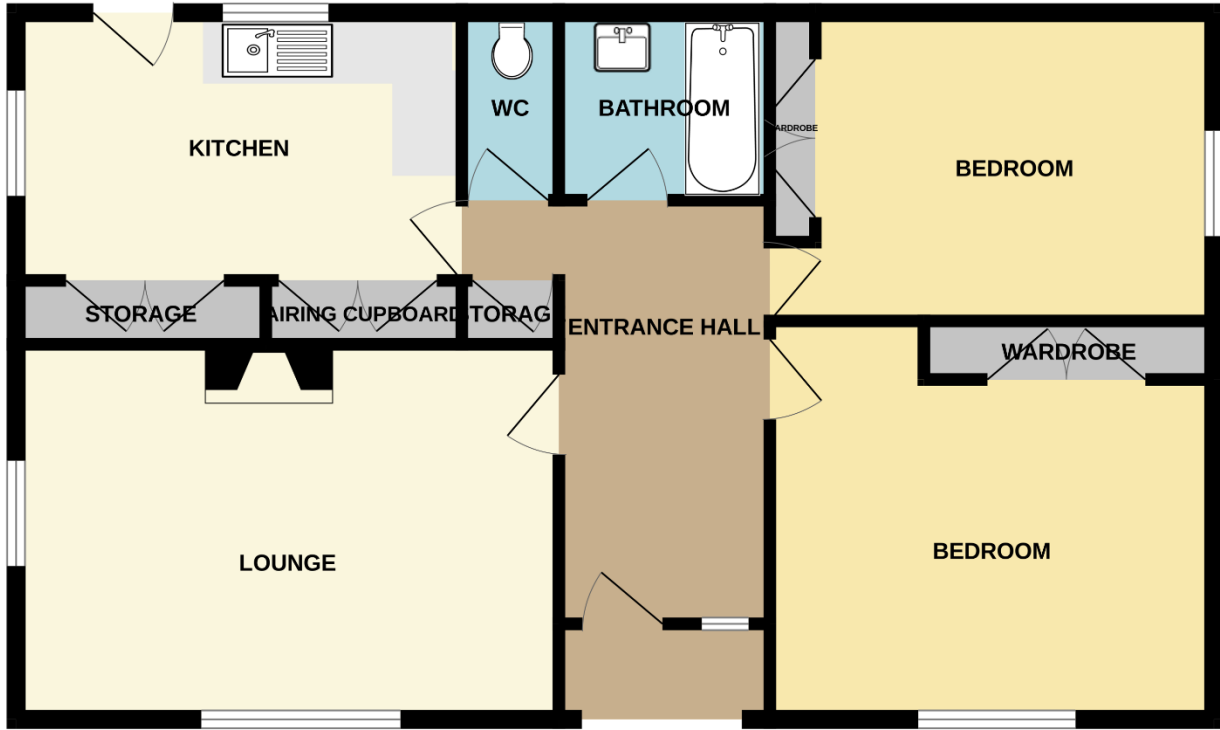
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 101 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |



GROUND 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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