



12 THORNDALE STREET, HELLIFIELD
£195,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



12 THORNDALE STREET, HELLIFIELD, SKIPTON, BD23 4JE

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

Offering spacious accommodation laid over three floors, extended accommodation with spacious entrance hall, through lounge/dining room and extended kitchen to the ground floor.

Two double bedrooms, landing and house bathroom to the 1st floor, plus large attic bedroom to the 2nd floor.

Unrestricted street parking to the front, small paved fore garden and enclosed rear yard.

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

Well positioned house in a popular residential area within easy level walk of the centre of the village.

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

Hellifield is a popular village located on the edge of the Yorkshire Dales National Park, 6 miles from the Market Town of Settle and 10 miles to Skipton.

The village has local amenities such as village store, 2 public houses, church, village hall, primary school and railway station with links to Skipton, Settle, Leeds, Lancaster and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom.

Second Floor

Bedroom 3.

Outside

Fore Garden, Rear Yard, Outbuilding, Unrestricted Street Parking.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'4" x 15'8" (1.01 x 4.77) (to stairs)

Upvc part glazed entrance door with fan light over, staircase to the first floor, radiator.



Lounge/Dining Room:

Large through room, formerly 2 rooms.

Lounge Side:

11'7" x 13'0" (3.53 x 3.96)

Upvc double glazed window, multi fuel stove in feature fireplace with stone head and wood mantle, radiator.



Dining Side:

12'4" x 14'6" (3.75 x 4.42)

Glazed double doors through to the kitchen, under stairs store cupboard, shelved recess, radiator.



Kitchen:

15'0" x 9'0" (4.57 x 2.74)

Range of kitchen base units with complementary work surfaces, wall units, 1 ½ bowl sink with mixer taps, gas hob, electric oven, extraction hood, ½ glazed rear entrance door and side panel.





FIRST FLOOR:

Landing:

5'4" x 17'9" (1.62 x 5.41)

Access to 2 bedrooms and house bathroom, doored staircase to the first floor, understairs store cupboard.

Bedroom 1: to the front

15'5" x 13'0" (4.69 x 3.96)

Double bedroom, 2 upvc double glazed windows, radiator.



Bedroom 2: to the rear

14'6" x 9'9" (4.42 x 2.97)

Upvc double glazed window, radiator.



House Bathroom:

8'8" x 6'7" (2.64 x 2.00)

3-piece white bathroom suite comprising bath with drencher shower over off the system, pedestal wash hand basin, WC, upvc double glazed window, radiator.





SECOND FLOOR:

Bedroom 3:

15'5" x 15'0" (4.69 x 4.57)

Velux roof light, double doors to eaves storage, radiator.



OUTSIDE:

Front:

Paved fore garden and unrestricted street parking.



Rear:

Enclosed rear garden.

Shed:

8'0" x 12'0" (2.43 x 3.65)



Directions:

Enter Hellifield Village on the A65 from Settle and go through the village, go past the church and take the 2nd left turning onto Thorndale Street. Number 12 is on the right-hand side, a For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, drainage, electric and oil-fired central 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 'B'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.