



4 FOREDALE COTTAGES, HELWITH BRIDGE
£120,000





4 FOREDALE COTTAGE, HELWITH BRIDGE, BD24 0EP

Stone built mid terraced cottage located in a stunning elevated rural position within The Yorkshire Dales National Park.

The property is in need of modernisation to bring it up to modern day standards, but offers huge potential.

Accommodation is laid over 3 floors with outstanding distant views to the front over open countryside.

Stone built with local stone under a slate roof with some double glazed windows and electric heating.

Outside, pleasant mature foregarden, enclosed rear yard and drying rights to the rear, parking within shared parking area.

Some interesting features are evident such as the large cast iron range within the lounge made by Brassingtons of Settle.

Ideal property for first time buyer, builder, developer or investor.

Well worthy of internal and external inspection to appreciate the size position and potential.

Foredale occupies a small cluster of cottages which were once quarry works houses.

Situated in an enviable position approximately 1 mile from Helwith Bridge Hamlet and approximately 6 miles from the market town of Settle

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen, Rear Porch.

First Floor

Landing, Bedroom, Boxroom, Bathroom.

Second Floor

Attic Room

Outside

Foregarden, Rear Yard, Store, Drying Area.



ACCOMMODATION:

GROUND FLOOR:

Lounge:

12'0" x 11'10" (3.65 x 3.60)

Superb original range fireplace, single glazed window with views, solid external entrance door, electric storage heater.



Kitchen:

10'10" x 11'10" (3.30 x 3.60)

Old style kitchen base units, worktops, wall cupboards, stainless steel sink, electric cooker point, flagged flooring, double glazed window, electric storage heater, staircase to the first floor, solid door to porch.



Rear Porch:

Half glazed upvc external entrance door, Velux roof light, door through to the kitchen.



FIRST FLOOR:

Landing:

7'3" x 6'8" (2.21 x 2.03)

Access to bedroom 1, box room and bathroom.



Bedroom 1:

9'3" x 11'10" (2.81 x 3.60)

Double bedroom, double glazed window with views.



Box Room:

5'0" x 8'0" (1.52 x 2.43)

Double glazed window, electric heater.





Bathroom:

6'5" x 6'0" (1.95 x 1.82)

Bath with shower over, pedestal wash hand basin, WC.



SECOND FLOOR:

Attic Room:

11'10" x 15'3" (3.60 x 4.61)

Eaves storage, electric storage heater, Velux window.



OUTSIDE:

Front:

Pedestrian access to foregarden with mature trees etc.



Rear:

Enclosed yard.

Stone Outbuilding:

6'3" x 7'0" (1.90 x 2.13)

WC:

3'6" x 3'0" (1.06 x 0.91)



Directions:

Leave Settle on the B6479 to Helwith Bridge, after approximately 5 miles turn left over the railway bridge and right onto Foredale. Proceed approximately 1 mile up to Foredale Cottages, park on shared parking area, Number 4 is at the top of the row of houses, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion. These properties cannot be used as commercial holiday cottages.

Services:

Private water supply, private drainage, mains electric.



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 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:

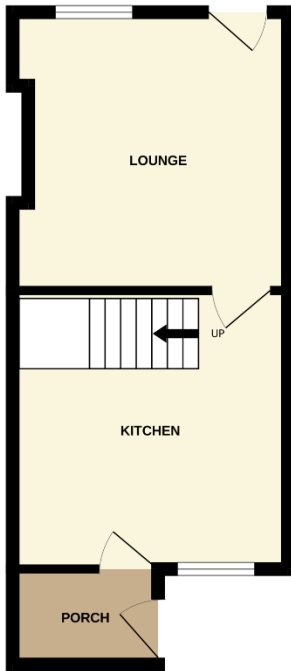
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'

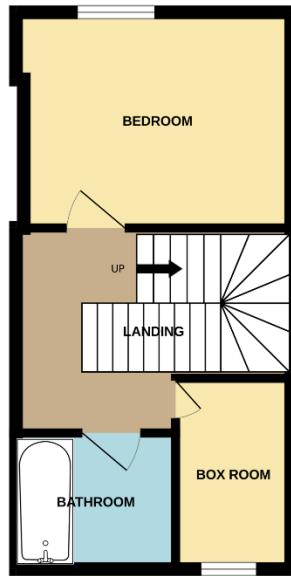
Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



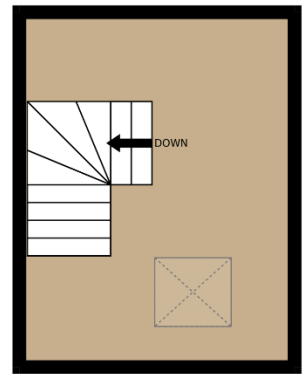
GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

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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