



**4 RIBBLESDALE COURT, LONG PRESTON**  
**£248,000**





## 4 RIBBLESDALE COURT, LONG PRESTON, SKIPTON, BD23 4RF

3 bedroomed, mid terraced house offering good sized family accommodation on a cul-de-sac street on the edge of Long Preston Village.

Double glazed windows, gas fired central heating and recently installed kitchen.

Good sized front garden, rear yard, parking and single garage in block of four.

Light and airy with pleasant distant views to the front.

Long Preston is a popular village located on the edge of the Yorkshire Dales National Park. The village has some local amenities such as village shop, public house, church, village hall and railway station.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge/Dining Room, Kitchen.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Lawned Fore Garden, Driveway, Garage, Parking Space.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

With part glazed external stable entrance door, staircase up to the first floor, understairs store cupboard with plumbing for washing machine, radiator.

##### Lounge/Dining Room:

11'9" max x 22'5" (3.58 x 6.83)

Through room with upvc double glazed windows to the front and rear, 2 radiators.





### **Kitchen:**

7'9" x 9'1" (2.36 x 2.76)

Recently installed kitchen base units with marble effect complementary worksurfaces, wall units, sink with arched mixer taps, built in electric oven and induction hob, extraction hood, space for fridge, space for dishwasher/washing machine, half glazed external entrance door.



### **FIRST FLOOR:**

#### **Landing:**

With access to 3 bedrooms and bathroom.

#### **Bedroom 1: (front)**

12'6" x 14'5" (3.81 x 4.39)

Double bedroom with double glazed window, radiator, walk in wardrobe/cupboard.



#### **Bedroom 2: (rear and over archway)**

12'9" x 9'7" (3.88 x 2.92)

Double bedroom with double glazed window and radiator.



#### **Bedroom 3: (rear)**

9'6" x 9'10" (2.89 x 2.99)

Upvc double glazed window, mirror and radiator.





### Bathroom:

6'0" x 7'6" (1.82 x 2.28)

With 3-piece white bathroom suite comprising bath with shower over, wash hand basin, WC, upvc double glazed window, tiled walls.



### Outside:

#### Front:

Front garden mainly laid to lawn with small, paved area, driveway, access under the arch.



#### Rear:

Paved rear yard area. Single Garage with up/over door (1<sup>st</sup> one on right in block of 4) with power and light. Parking in front of garage.



### Directions:

Leave Settle on the A65 and enter Long Preston Village. Take the right turning after the Boars Head onto Station Road. Proceed down Station Road and go over the railway bridge and then turn immediately right on to Ribblesdale Court. No.4 is on the right, a For Sale Board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Mains electric, gas, drainage, private water supply.

**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.

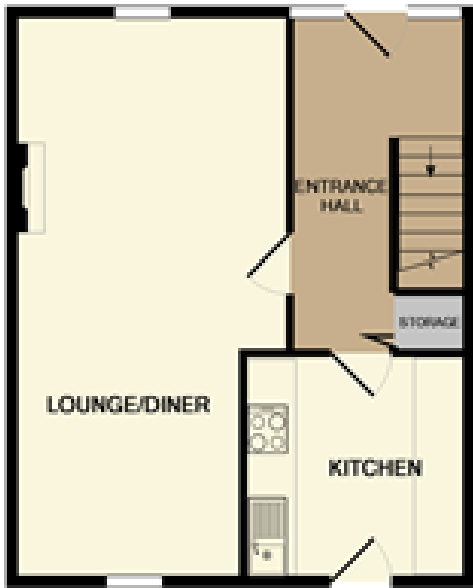
**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other 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:**

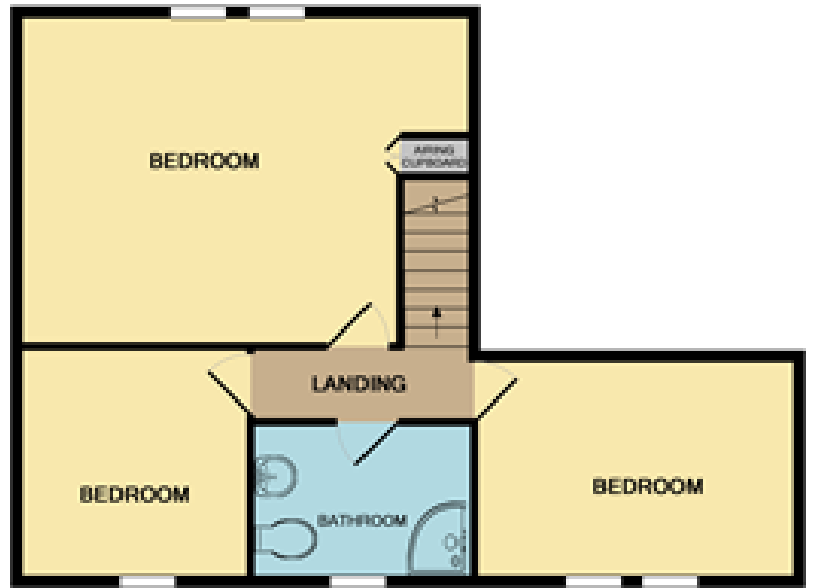
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

4 Ribblesdale Court Long Preston SKIPTON BD23 4RF		Energy rating <b>C</b>
Valid until 8 July 2034	Certificate number 0340-2998-4330-2704-5935	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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