



2 PARK VIEW, STAINFORTH
£210,000





2 PARK VIEW, STAINFORTH, SETTLE, BD24 9PB

Stone built, 3 bedroom renovated cottage, located in the centre of Stainforth Village, which is a popular village located within the Yorkshire Dales National Park.

The property offers spacious open plan accommodation laid over two floors, with upvc double glazed windows, and doors, multi-fuel stove, and electric heating.

Modern kitchen and bathroom fittings have recently been installed making this a perfect first time buyer home ready for immediate occupation.

Stainforth is situated 3 miles from the market town of Settle which has all local amenities including railway station.

Surrounded by stunning accessible countryside, well worthy of inspection to appreciate the size and layout and position.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen/Dining

First Floor

Landing, 3 Bedrooms, Shower Room.

Outside

Unrestricted Street Parking, Rear Yard Area, Stone Outbuilding, Rear Garden Area.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

19'03" x 14'0" (5.86 x 4.26)

Large open plan lounge with solid external entrance door to the middle, 2 side upvc double glazed windows, staircase up to the first floor, understairs store cupboard, wood burning stove within recessed fireplace on a flagged hearth, wood flooring.





Kitchen/Dining:

8'4" x 15'0" (2.54 x 4.57)

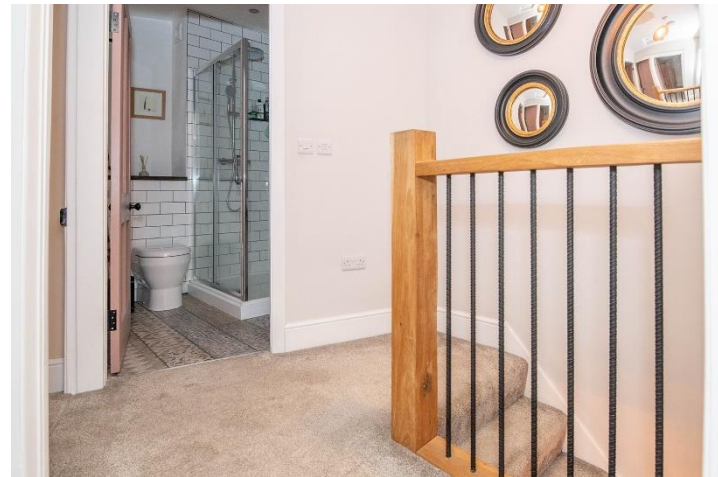
Open from the lounge with recently installed kitchen base units with complementary work surfaces, wall units, built in electric oven, electric hob, Belfast sink, solid rear external entrance door, upvc double glazed window, space for table, recessed spotlights.



FIRST FLOOR:

Landing:

Access to 3 bedrooms, Shower Room, loft access.



Bedroom 1: Front

12'2" x 9'6" (3.70 x 2.89)

Double bedroom with upvc double glazed window, electric heater and recessed spotlights





Bedroom 2: Rear

10'6" x 8'05" (3.20 x 2.56)

To the rear, double bedroom with upvc double glazed window, electric heater and built in cupboard.



Bedroom 3: front

10'2" x 8'7" (3.09 x 2.61)

To the front, small bedroom with upvc double glazed window and electric heater.



Shower Room:

6'01" x 5'3" (1.85 x 1.60)

Well-appointed shower room with shower enclosure with shower off the system, vanity wash hand basin, WC.



OUTSIDE:

Front: Unrestricted street parking.





Rear: Yard area to the rear, with stone outbuilding, and garden area.



Directions:

Enter Stainforth Village from Settle at the first entrance, go past the garage and 2 park View is located on the left-hand side. A For Sale Board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains electric, water and drainage 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 'C'

2 Parkview
Main Road
Stainforth
SETTLE
BD24 9PB

Energy rating

E

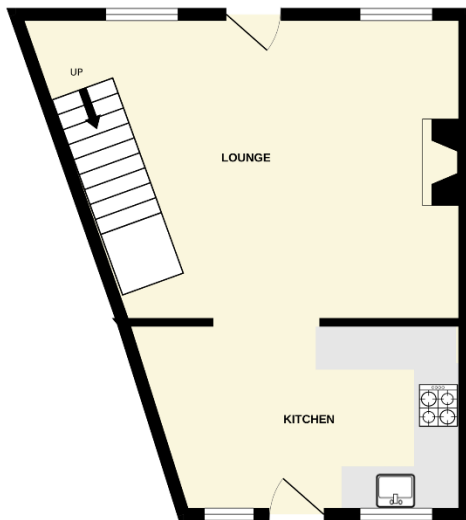
Valid until

19 November 2034

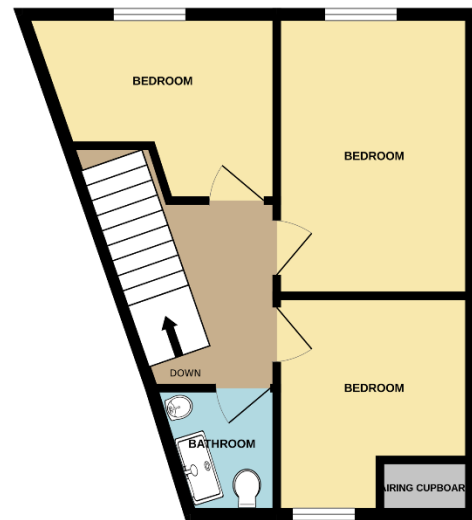
Certificate number

9390-2965-4290-2194-7715

GROUND FLOOR



1ST 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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