



**7 HAW GROVE, HELLIFIELD**  
**£193,950**





## 7 HAW GROVE, HELLIFIELD, SKIPTON, BD23 4JA

Substantial 3 bedroom stone built mid terrace property with many original character features evident, located on a small cul de sac street close to the centre of Hellifield Village.

The property offers extended accommodation laid over 2 floors and benefits from gas fired central heating and upvc double glazed windows.

Unrestricted street parking to the front of the property, fore garden and enclosed rear garden area.

Hellifield is a popular village located on the edge of the Yorkshire Dales National Park

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.

Hellifield is 6 miles from the Market Town of Settle and 10 miles from Skipton.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge/Dining Room, Kitchen

#### First Floor

Landing, 3 Bedrooms, Bathroom

#### Outside

Fore Garden, Enclosed Rear Garden

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

With part glazed upvc external entrance door, staircase to the first floor, original quarry tiled flooring.



##### Lounge/Dining Room:

12'0" x 23'2"

Through room with lounge area to one side and dining area to the other side.





### Lounge Area:

Upvc double glazed mullioned window, flame effect gas fire within slate fire surround on hearth, wall lights, radiator.



### Dining Area:

Feature brick fireplace with stone mantle, original stripped pine alcove cupboards, under the floor is the original quarry tile flooring, radiator, under stairs store cupboard with gas central heating boiler.



### Kitchen:

7'3" x 14'6" (2.1 x 4.42)

Extended area to the rear with range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, plumbing for washing machine, space for fridge, upvc double glazed window, upvc rear external entrance door, radiator, Velux window, tiled flooring, spotlights, space for table.





## FIRST FLOOR:

### Landing:

Spacious landing with access to 3 bedrooms, radiator, loft access.



### Bedroom 1: to the front

11'4" x 9'1" (3.45 x 2.76)

Double bedroom with upvc double glazed window, cast iron fireplace, exposed floorboards, radiator.



### Bedroom 2: to the rear

11'4" x 9'0" (3.45 x 2.74)

Double bedroom, upvc double glazed window, cast iron fireplace, built in cupboards with shelves, radiator.





**Bedroom 3: to the front**

8'4" x 6'3" (2.54 x 1.90)

Single bedroom with upvc double glazed window, radiator.



**Bathroom:**

7'2" x 7'4" (2.18 x 2.23)

3-piece bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, radiator, upvc double glazed window, partly tiled walls.



**OUTSIDE:**

**Front:**

Unrestricted street parking, paved fore garden with shrubs.





**Rear:**

Enclosed rear garden with pedestrian access, outside tap and light.



**Directions:**

Leave Settle on the A65 and head into Hellifield. Proceed through on the main road and go under the Railway Bridge and around the corner. Take the first left hand turning onto Haw Grove and No.7 is on the left hand side. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All Mains 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.

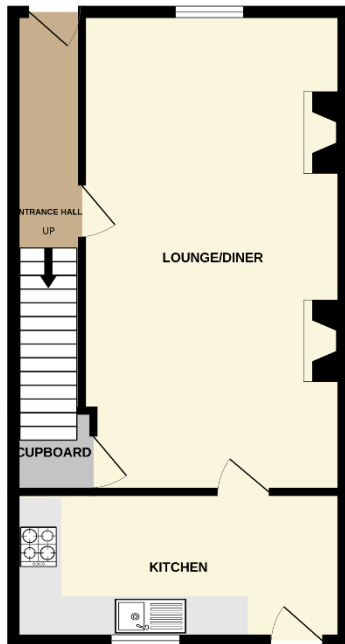


**Local Authority:**  
 North Yorkshire Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

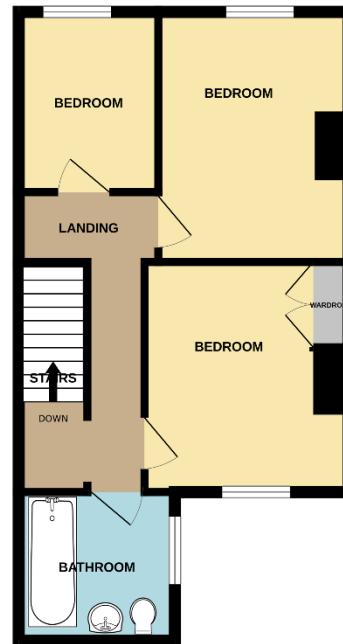
Council Tax Band 'B'

7 Haw Grove Hellfield SKIPTON BD23 4JA		Energy rating <b>D</b>
Valid until <b>19 November 2034</b>	Certificate number <b>9390-2031-7490-2394-2445</b>	

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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