



4 HOWSONS LANE, LANGCLIFFE
£385,000





4 HOWSONS LANE, LANGCLIFFE, SETTLE, BD24 9NG

Three bedroomed stone faced extended semi-detached house, located in a superb position in this popular Yorkshire Dales Village.

Standing within a generous plot with ample parking and attached garage, with gardens to front, side and rear.

Well-presented throughout with spacious entrance hall, lounge, and large modern kitchen/dining to the ground floor, three bedrooms and 2 bathrooms to the first floor, with loft access to boarded loft to the first floor.

Ideal property for a family home, well worthy of internal inspection to appreciate the size, layout, features and views.

Langcliffe is a very popular village located within the Yorkshire Dales National Park approximately one mile from the Market Town of Settle.

The village has an active village community with Village Hall and Church.

Settle has all local amenities including independent shops, pubs, cafes, supermarkets, schools and recreational facilities.

Rail links are via Settle on the famous Settle to Carlisle railway and Giggleswick Station with trains to Skipton, Leeds Lancaster and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen/Dining area.

First Floor

Landing, 3 Bedrooms (1 Ensuite) and House Bathroom.

Outside

Front Garden, Parking, Attached Garage, Side Garden, Rear Garden, Sheds.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Spacious hallway with solid external entrance door, upvc double glazed window, return staircase to the first floor, large under stairs store cupboard, Radiator.





Lounge:

19'5" x 10'3" (5.91 x 3.12)

Large room with upvc double glazed windows to the front and rear, multi-fuel stove in feature fireplace with flagged hearth, double radiator.



Kitchen/Dining area:

10'4" x 28'5" (3.15 x 8.66)

Large through room with range of modern kitchen base units with complementary work surfaces, wall units, tall cupboard, stainless steel sink with mixer taps, built in double oven, electric hob, extraction hood, dishwasher, cupboard housing "Worcester" Gas central heating boiler, Velux roof lights, 2 radiators, upvc double glazed window, upvc part glazed rear external entrance door to garden, space for dining table.



FIRST FLOOR:

Landing:

Large rear picture window with views, wooden flooring, feature light fitting, loft access with ladder to boarded loft, access to 3 bedrooms and bathroom.





Bedroom 1: (front)

12'10" x 12'0" (3.91 x 3.65)

Max. dimensions

Double bedroom, upvc double glazed window with views, built in wardrobes, radiator.



Ensuite Shower Room: (rear)

White Bath, corner Shower cubicle with Electric shower, low flush WC and wash hand basin, tiled walls, tiled flooring with underfloor heating, heated towel rail, 2 Upvc double glazed windows with venetian blinds.



Bedroom 2: (to the middle)

7'5" x 9'10" (2.26 x 3.65) Max

With upvc double glazed window and radiator.





Bedroom 3: (front)

9'3" x 9'10" (2.81 x 2.99)

With upvc double glazed window, built in wardrobe with hanging space, under floor heating.



Bathroom: (rear)

9'5" x 5'7" (2.87 x 1.70)

Walk in shower with drencher shower, white vanity wash hand basin, low flush WC, 2 upvc double glazed windows, heated towel rail, tiled floor and walls, recessed spotlights, extractor fan.



OUTSIDE:

Front:

Lawned fore garden with pathway and shrubs.

Rear & Side:

Side driveway/parking leading to Single Garage. Lawned area to side with paved rear area and Garden Shed. Outside light and fenced boundaries.

Garage:

Single garage with power and lighting and storage above.



**Directions:**

Leave the Settle office and head towards Langcliffe on the B6479. Take the 2nd right turning into the village onto New Street, proceed into the village and bear left onto Howsons Lane. No.4 is located further up on the right 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 'D'



EPC & Floorplan to follow: -



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

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King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

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