



**15 KENDAL CLOSE, HELLIFIELD**  
**£240,000**



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## 15 KENDAL CLOSE, HELLIFIELD, SKIPTON, BD23 4HG

A well-appointed semi-detached house located in a superb position near to the centre of Hellifield village, within a small cul-de-sac development.

The property offers extended ground floor accommodation with covered entrance, good sized lounge, a modern kitchen, and a side conservatory.

Upstairs are three bedrooms, one of which is ensuite. The main bathroom has recently been fitted with a new suite.

Externally, there is a pleasant, tended, private south facing enclosed garden, with private driveway parking.

The property benefits from upvc double glazed windows and gas fired central heating and is ready for immediate occupation with no onward chain.

An Ideal property for family, first time buyer, investment or holiday home. Well worthy of internal inspection to fully appreciate the size, condition and location.

The village has local amenities such as a village shop, primary school, church, village hall, doctors' surgery plus a railway station with connections to Skipton, Leeds, Settle and Carlisle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Kitchen, Conservatory

#### First Floor

Landing, 3 Bedrooms, Bathroom

#### Outside

Driveway Parking for 2 Vehicle's, South Facing Enclosed Garden's, Unrestricted Street Parking.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Canopy over entrance door, upvc part glazed external entrance door, staircase to the first floor.

##### Lounge:

16'8" x 13'9" (5.08 x 4.19)

Good sized room dual aspect, 2 upvc double glazed windows, electric fire with wood surround, understairs store cupboard, radiator.





### **Kitchen:**

9'5" x 13'9" (2.87 x 4.19)

Range of kitchen base and wall units with complementary worksurfaces, stainless steel sink with mixer taps, built in electric Zanussi oven, electric hob, and extractor hood, space for table, upvc double glazed window, gas fired central heating boiler, radiator, double glazed sliding door to the conservatory, plumbing for washing machine.



### **Conservatory:**

10'0" x 7'7" (3.04 x 2.31)

Upvc double glazed windows, upvc door with access to the side garden.



## **FIRST FLOOR:**

### **Landing:**

Access to 3 bedrooms, bathroom and loft access.

### **Bedroom 1:**

10'0" x 10'0" (3.04 x 3.04)

Double bedroom, upvc double glazed window, radiator, bulkhead cupboard shelved.

### **Ensuite Shower Room:**

Recently installed shower enclosure with electric shower over, vanity wash hand basin, vertical radiator.





### **Bedroom 2: To The Rear**

7'8" x 11'6" (2.33 x 3.50)

Upvc double glazed window, radiator.



### **Bedroom 3:**

9'2" x 5'7" (2.79 x 1.70)

Upvc double glazed window, radiator.



### **House Bathroom:**

7'5" x 5'6" (2.26 x 1.67)

Recently installed comprising bath, low flush WC, vanity wash hand basin, upvc double glazed window, boarded walls to dado.







## OUTSIDE:

### Front:

Fore garden with lawned area, unrestricted parking, driveway parking.

### Side:

Gated access to second parking space, lawned garden, shed and shrubs.

### Rear:

Shrubs



### Directions:

Enter Hellifield village from Settle on the A65, go past the primary school and take the second left, turn onto Kendal Close and number 5 is on the right hand side. A 'For Sale' board is located at the property.

### Tenure:

Freehold with vacant possession on completion

### Services:

All Mains services are connected to the property.

### Age:

1990's



### Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

### Flooding:

[Check for flooding in England - GOV.UK](#) shows that it is very low risk.

**Surface water** [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

### 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

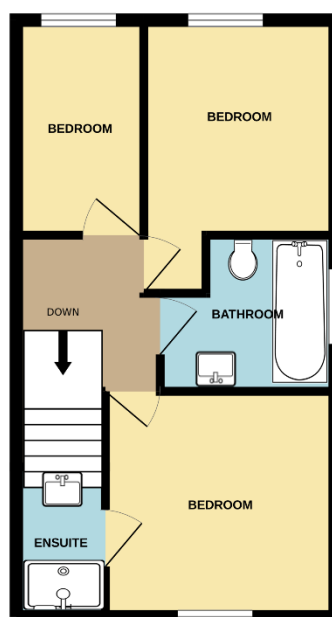
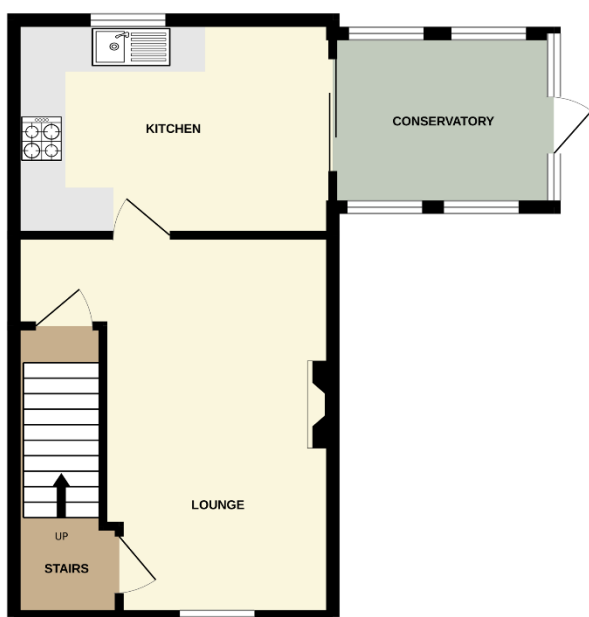
Council Tax Band 'C'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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