



54 STATION ROAD, HELLIFIELD
£185,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



54 STATION ROAD, HELLIFIELD, BD23 4HP

Extended 2 bedroom end terrace house located in a convenient position near to the centre of Hellifield Village.

Good sized property with ground floor recently constructed entrance porch to the front and large sunroom to the rear, lounge and modern kitchen with range of kitchen units and appliances.

First floor, 2 bedrooms, modern bathroom.

Upvc double glazed windows and external doors, gas fired central heating via a new gas fired combination boiler.

Standing within large gardens with off street parking to the side and huge potential to build a garage/workshop to the rear subject to the necessary approvals.

Ideal property for first time buyer, family, investor or second home.

Well worthy of internal inspection to appreciate the size, layout and position.

Hellifield is a popular village situated on the edge of the Yorkshire Dales National Park approximately 10 miles from Skipton and 6 miles from Settle.

The village has local amenities such as shops, primary school and railway station with links to Skipton, Leeds, Carlisle and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Hallway, Lounge, Kitchen, WC, Sunroom.

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Forgarden, Side Driveway, Large Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

6'5" x 3'9" (1.95 x 1.14)

Part glazed door, upvc double glazed windows, tiled floor, part glazed inner door.

Entrance Hall:

3'1" x 4'5" (0.94 x 1.34)

Staircase to the first floor, radiator.



Lounge:

13'5" x 13'0" (4.08 x 3.96)

Upvc double glazed window, open fire within wood fireplace with tiled hearth, alcove cupboard, radiator, picture rail.



Kitchen:

8'2" x 16'5" (2.48 x 5.00)

Range of kitchen base units with complementary worksurfaces, ceramic sink with mixer taps, wall units, integral electric oven, gas hob, extractor hood, 1/2 glazed door to the sunroom, upvc double glazed window, recessed spotlights.



Cloakroom:

Off the kitchen with WC and wash hand basin



Sunroom:

15'9" x 12'5" (4.80 x 3.78)

Extension to the rear, ½ glazed upvc external entrance door, upvc double glazed window, lantern roof, tiled floor, recessed spotlights.



FIRST FLOOR:

Landing:

Access to 2 bedrooms, and bathroom, upvc double glazed gable window.

Bedroom 1:

9'6" x 13'4" (2.89 x 4.06) plus recess 3'7" x 3'3" (1.09 x 0.99)

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





Bedroom 2:

7'10" x 11'7" (2.38 x 3.53)

Single bedroom, upvc double glazed window, radiator, new Baxi combination boiler in cupboard.



Bathroom:

8'3" x 8'4" (2.51 x 2.54)

4 piece white bathroom suite comprising bath, shower enclosure with shower off the system, vanity wash hand basin, WC, heated towel rail, upvc double glazed window, recessed spotlights.



OUTSIDE:

Front:

Walled oregarden with lawns and mature shrubs

Side:

Driveway parking, detached garage.

**Rear:**

Large rear garden, lawns, pergola.

**Directions:**

Enter Hellifield Village from Settle, take the first left hand turn onto Station Road, number 54 is located 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.

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 the chance of flooding is very low.

Age:

1950s.

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'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.