



7 BROOKHOUSE CROFT, STAINFORTH

£335,000





7 BROOKHOUSE CROFT, STAINFORTH, BD24 9QE

Three-bedroom stone faced linked semi-detached house located on a small development near to the centre of Stainforth Village.

Accommodation laid over two floors with generous tended gardens, parking and attached garage.

Double glazed windows, oil fired central heating and some redecoration, ready for immediate occupation with no onward chain.

Ideal property for a family, investment purposes holiday /second home.

The property has been in the same ownership since it was first built, now offered for the first time in 20 plus years.

Well worthy of internal and external inspection to appreciate the size, layout, condition and location.

Stainforth is a stunning village situated within stunning accessible countryside within The Yorkshire Dales National Park, located approximately 3 miles from the market town of Settle.

The village has an active community with amenities including village public house, church, village hall and caravan park with restaurant.

There is a regular bus service to Settle where there are rail/bus links to Skipton, Leeds, Lancaster and Kendal.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen

First Floor

Landing, 3 Bedrooms, 1 En Suite, Bathroom

Outside

Attached Garage, Foregarden, Enclosed Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'10" x 5'4" (1.16 x 1.62)

Part glazed external entrance door with canopy over, staircase to first floor, radiator, access to the lounge and kitchen.



Lounge:

11'0" x 16'9" (3.35 x 5.10)

Through room, double glazed timber windows to the front and rear, open fire grate within stone fireplace on flagged hearth, radiator.



Kitchen:

16'8" x 9'9" (5.08 x 2.97) plus 3'1" x 3'0" (0.94 x 1.04)

Range of kitchen base units with complementary worksurfaces, stainless steel sink with mixer taps, electric hob, electric oven, double glazed timber windows to front and rear, half glazed upvc rear entrance door, understairs store cupboard, plumbing for washing machine, space for table, radiator.



FIRST FLOOR:

Landing:

6'0" x 9'9" (1.82 x 2.97)

Access to 3 bedrooms and bathroom, double glazed timber window, bulkhead store cupboard, loft access.



Bedroom 1:

9'9" x 10'10" (2.97 x 3.30)

Double bedroom, double glazed timber window, radiator, built in wardrobe.



En Suite Shower Room:

5'6" x 6'6" (1.67 x 1.98)

Shower enclosure with electric shower over, WC, pedestal wash hand basin, double glazed timber window, radiator.



Bedroom 2:

8'3" x 9'0" (2.51 x 2.74)

To the front, double bedroom, double glazed timber window, radiator.





Bedroom 3:

7'4" x 8'2" (2.23 x 2.48)

Single bedroom, double glazed timber window, radiator.



Bathroom:

6'4" x 9'1" (1.93 x 2.76)

3 piece white bathroom suite comprising bath with shower off the taps, WC, pedestal wash hand basin, double glazed timber window, radiator, tiled walls to dado.



OUTSIDE:

Garage:

19'6" x 8'10" (5.94 x 2.69)

Attached garage with double doors, power, light and side door.

Front:

Driveway parking, gravelled area, flower beds, oil boiler.

**Rear:**

Enclosed mature rear garden with patio area, lawn, shrubs and summerhouse.

**Directions:**

Enter Stainforth village on the B6479 from Settle, take the first right turn into the village then the second left into the courtyard, number 7 is in front, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, electric, drainage, oil fired central heating.

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](https://www.gov.uk/check-flood-risk) shows that the chance of flooding is very low.

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'

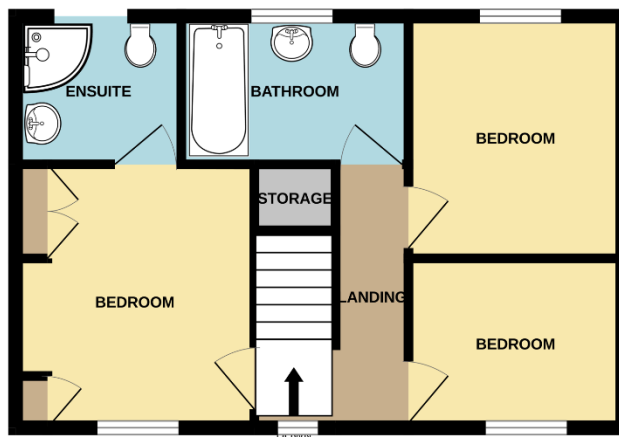
7 Brook House Croft Stainforth SETTLE BD24 9QE		Energy rating D
Valid until 23 November 2035	Certificate number 2004-3956-9209-1275-8204	
Property type	Semi-detached house	
Total floor area	76 square metres	



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

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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