



## 4 BROOKHOUSE CROFT, STAINFORTH

£250,225





## 4 BROOKHOUSE CROFT, STAINFORTH, BD24 9QE

Very well presented 2 bedroomed stone faced mid terraced cottage style property located in a stunning position on the edge of Stainforth Village.

The cottage offers well-proportioned accommodation laid over two floors comprising entrance lobby, lounge, and breakfast kitchen to the ground floor. Landing, 2 good sized double bedrooms and bathroom to the first floor.

Outside, tended fore garden, enclosed rear garden, parking space and larger than average single garage.

Double glazed windows and oil fired central heating are installed.

Ideal property for investor, first time buyer, small family or holiday cottage.

Stainforth is a popular village situated within spectacular countryside within the Yorkshire Dales National Park.

The village stands in the Ribblesdale Valley approximately 3 miles from the market town of Settle.

Local amenities such as village hall, church and public house are available with a wider range in Settle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Lobby, Lounge, Breakfast Kitchen.

#### First Floor

Landing, 2 Bedrooms, House Bathroom

#### Outside

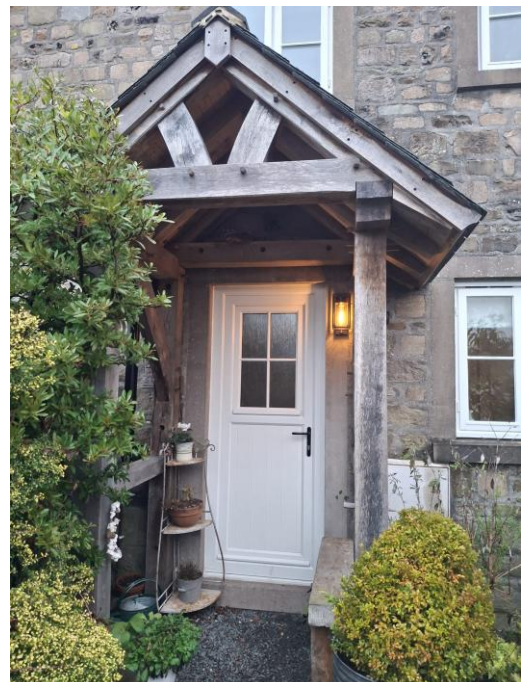
Fore garden, rear garden, parking, garage.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Lobby:

Part glazed external door, radiator, staircase to the first floor.







### **Lounge:**

15'2" x 13'8" (4.62 x 4.16)

Double glazed wood window with pleasant views, radiator, under stairs store.



### **Breakfast/Kitchen:**

9'0" x 13'8" (2.73 x 4.16)

Range of kitchen base units with complementary work surfaces, wall units, electric oven, electric hob, white sink with mixer taps, double glazed wood window, upvc double glazed stable door, space for table, oil fired central heating boiler, plumbing for washing machine.



### **FIRST FLOOR:**

#### **Landing:**

Access to 2 bedrooms and bathroom, loft access.

#### **Bedroom 1:**

9'5" x 13'8" (2.87 x 4.16)

Double bedroom, 2 double glazed wood windows with views, radiator, built in cupboard.



#### **Bedroom 2:**

9'0" x 13'8" (2.73 x 4.16)

Double bedroom, 2 double glazed wood windows, radiator.

**House Bathroom:**

7'3" x 5'6" (2.21 x 1.67)

3 piece coloured bathroom suite comprising bath with shower over off the taps, pedestal wash hand basin, WC, radiator.

**OUTSIDE:****Front:**

Fore garden steps up to path, garden with shrubs, walled boundaries.

**Rear:**

Enclosed walled garden, steps to garage, oil tank.

**Garage:**

17'2" x 9'0" (5.23 x 2.74)

Double doors, power and light, parking.

**Directions:**

Leave Settle on the B6479 to Stainforth, approximately 3 miles, take the first right hand turn into the village. Brookhouse Croft is located on the left hand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

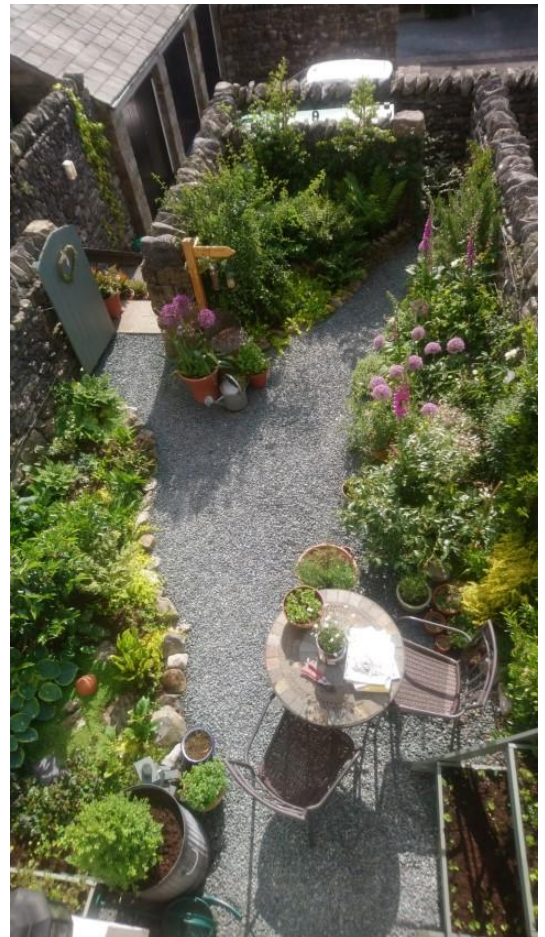
Mains water, drainage, electric and oil fired central heating.

**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.**

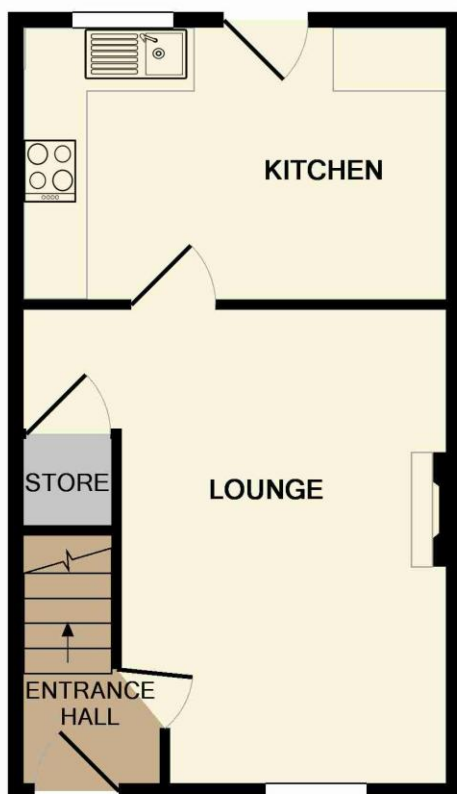
**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**Local Authority:**

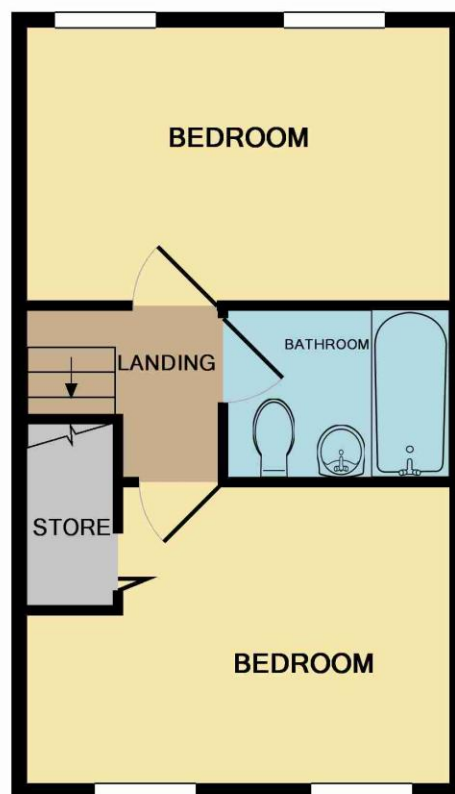
Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2011



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.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.