



Rileys Croft, Long Preston
£499,500





5 Rileys Croft

Long Preston

BD23 4PR

IMPRESSIVE FOUR/FIVE BEDROOMED DETACHED HOUSE ON AN EXCLUSIVE DEVELOPMENT INSIDE THE YORKSHIRE DALES. LOCATED WITHIN A POPULAR VILLAGE, THIS STONE BUILT PROPERTY PROVIDES FANTASTIC FAMILY SPACE.

Set in the Yorkshire Dales National Park, 5 Rileys Croft has a lot to offer a potential purchaser. To the ground floor; dining kitchen, conservatory, sitting room, dining room, study/bedroom five, two shower rooms and a utility room. To the first floor; four bedrooms, two with en suite and a house bathroom. Outside there is a low maintenance rear garden, off-street parking and a double garage. Internal inspection is recommended to fully appreciate what this house has to offer!



Located within the Yorkshire Dales National Park and surrounded by scenic countryside, Long Preston has much to offer; it has a strong local community, a village hall, primary school, general store, church, choice of pubs and a railway station with services operating between Leeds and Carlisle. The market town of Settle is four miles away with a wider range of shops and schools catering for all age groups, and Skipton is around 11 miles to the south.

With GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZED WINDOWS, the accommodation in brief comprises:-

GROUND FLOOR

ENTRANCE HALL UPVC door. Spotlighting. Understairs cupboard. Radiator.

SITTING ROOM 20' 10" x 12' 03" (6.35m x 3.73m) Gas fire with decorative melamine fireplace. Two radiators. Door leading to the garden.

DINING ROOM 11' 05" x 10' 09" (3.48m x 3.28m) Radiator.

STUDY/BEDROOM 10' 06" x 7' 01" (3.2m x 2.16m) Radiator.

SHOWER ROOM Three piece suite comprising: shower cubicle with thermostatic shower; pedestal hand basin; low suite w.c. Chrome heated towel rail. Spotlighting. Extractor fan. Tiled walls and floor.

KITCHEN DINER 18' 02" x 11' 05" (5.54m x 3.48m) Range of wall and base units with granite worktop and matching upstand. American style fridge/freezer. Gas Aga. Extractor fan. Neff dishwasher. Integrated microwave. Spotlighting. Tiled flooring. Patio doors to the garden.

CONSERVATORY 12' 07" x 12' 06" (3.84m x 3.81m) Underfloor heating. Radiator.

SHOWER ROOM Three piece suite comprising: shower cubicle with thermostatic shower; pedestal hand basin; low suite w.c. Tiled floor and part-tiled walls. Spotlighting. Chrome heated towel rail. Extractor fan.

DOUBLE GARAGE 21' x 18' 01" (6.4m x 5.51m) max. Double garage with electric up and over door. Plumbing for automatic washing machine.

BOOT ROOM/UTILITY ROOM Plumbing for automatic washing machine.

FIRST FLOOR

GALLERIED LANDING Access to loft space. Airing cupboard. Spotlighting. Radiator.

BEDROOM ONE 13' 09" x 12' 03" (4.19m x 3.73m) Walk-in wardrobe with light. Radiator.

EN SUITE SHOWER ROOM Three piece suite comprising: shower cubicle with thermostatic shower. pedestal hand basin; low suite w.c. Spotlighting. Chrome heated towel rail. Radiator. Extractor fan.

BEDROOM TWO 11' 07" x 10' 08" (3.53m x 3.25m) Radiator.

EN SUITE SHOWER ROOM Three piece suite comprising: shower cubicle with thermostatic shower; pedestal hand basin; low suite w.c. Spotlighting. Radiator. Chrome heated towel rail. Extractor fan.

BEDROOM THREE 11' 06" x 8' 07" (3.51m x 2.62m) Radiator.

BEDROOM FOUR 10' 05" x 7' 01" (3.18m x 2.16m) Radiator.

HOUSE BATHROOM Four piece suite comprising: bath with side panelling; shower cubicle with thermostatic shower; pedestal hand basin; low suite w.c. Chrome heated towel rail. Spotlighting. Radiator. Tiled floor and part-tiled walls.

OUTSIDE The front of the property has parking for at least three cars. The rear has an Indian Slate paved patio with a lawned area, mature flower beds and a raised, flagged seating area.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

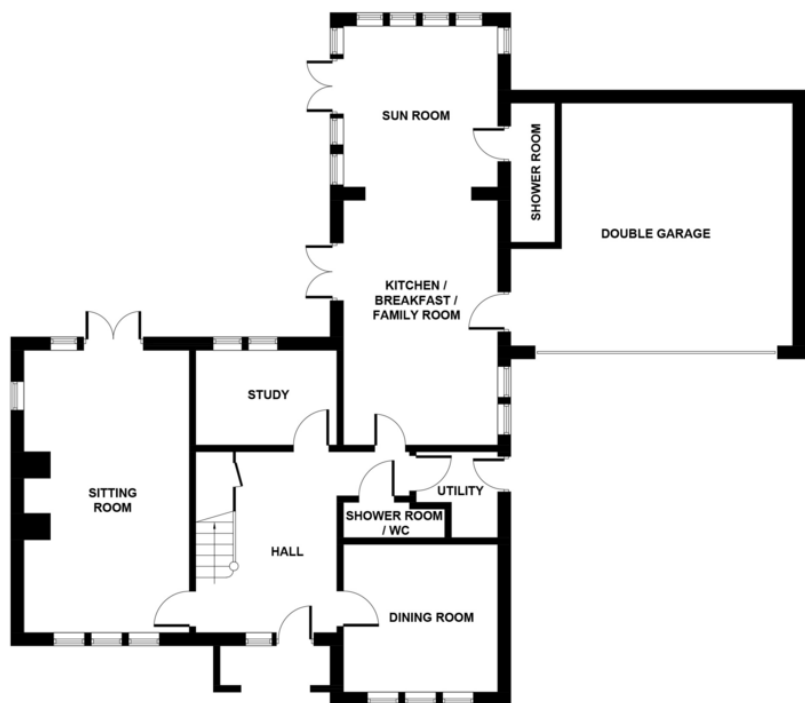
COUNCIL TAX This property is in Council Tax Band F. For further details please visit the Craven District Council website.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Addison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

DIRECTIONS Enter Long Preston village on the A65 from Skipton, go past the The Boars Head on the left and take a left onto Back Green. Proceed straight on, approx 200 yards, to Rileys Croft. Number 5 Can be found on the right-hand side. Please note that no 'For Sale' board is erected.





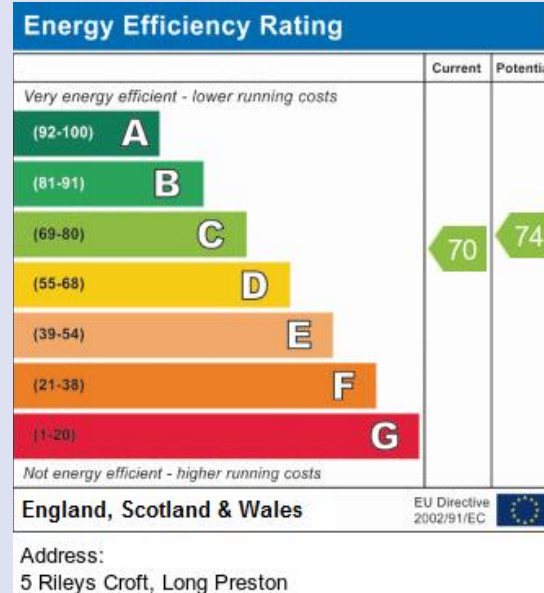
GROUND FLOOR



FIRST FLOOR

5 RILEY'S CROFT

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 405697)



**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.