



14 Station Road, Long Preston, Skipton, BD23 4NH

A stone faced two bedroom property with parking and easily maintained patio garden in this sought after village of Long Preston. No onward chain.

3 High Street, Settle, North Yorkshire, BD24 9EX

Tel: 01729 823921

Email: settle@dacres.co.uk



14 Station Road, Long Preston, Skipton, North Yorkshire, BD23 4NH

Skipton 10 miles, Lancaster 31 miles, Leeds 40 miles (all distances approximate)

Guide Price: £179,950

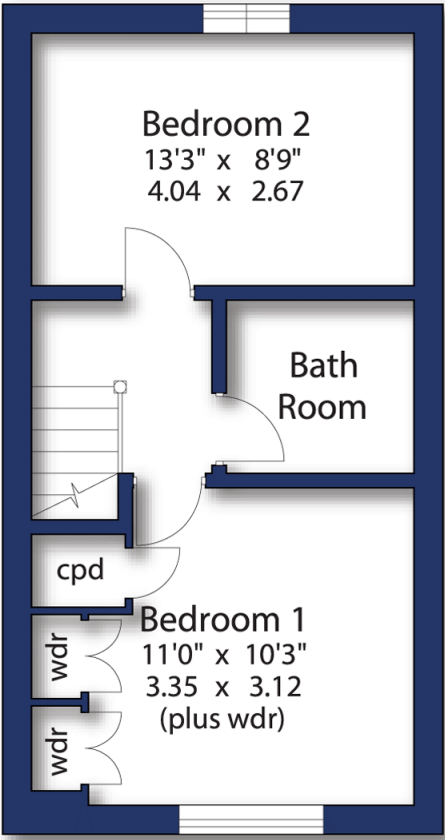
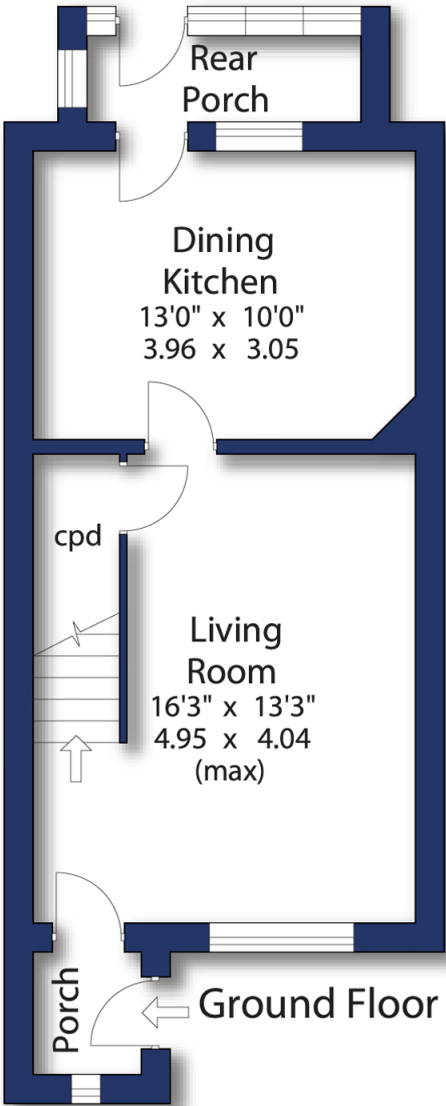
- Two generous bedrooms
- Easily managed gardens
- Parking for two cars
- Ideal starter home or for those looking to downsize
- Sought after village location
- Train station within 2 minutes' walk
- No onward chain



General remarks

An excellent stone faced property with off street parking and patio to the rear. It briefly comprises to the ground floor an entrance porch leading into the spacious sitting room with inset electric fire in surround. To the rear is a kitchen diner fitted with a range of base and wall units with complementary worktops, stainless steel sink unit, under counter space for fridge and washing machine and a free standing electric Smeg cooker. Off the kitchen is a rear porch ideal for coats and boots. To the first floor are two generous bedrooms, with one having fitted wardrobes, together with the bathroom with three piece suite including panelled bath having thermostatic shower over, w.c. and wash basin. Outside to the front of the property is a small fore garden, to the rear is a low maintenance flagged patio and two designated parking spaces. The property benefits from electric storage heaters, double glazing and water from a shared borehole.

Long Preston is a very active village community centred around the village hall, other amenities include a primary school, general store, church, pub and a railway station with services operating between Leeds, Carlisle and Lancaster. The market town of Settle is within approximately four miles and offers a wide range of shops and schools catering for all age groups. The larger market town of Skipton is some eleven miles to the south. Both West Yorkshire and East Lancashire business centres are within reasonable commuting distance and there is access to the motorway network at Preston. Part of Long Preston is within the Yorkshire Dales National Park and is surrounded by scenic countryside with immediate access to a variety of walks.

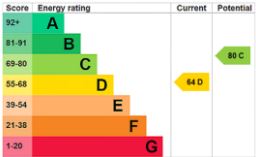


First Floor
© Dacre, Son & Hartley

 **Mortgage Advice Bureau**
01274 515 763

 **Dacres Surveys**
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Directions

On entering Long Preston from Settle drive through the village passing the Maypole Inn on your left. After passing the post office on your right, make a right onto Station Road. The property can then be seen on your right, identified by our for sale board.

What3Words august.direct.presumes

Local Authority & Council Tax Band

- North Yorkshire Council (Located within the Yorkshire Dales National Park)
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity and drainage are connected. Private water supply from a shared borehole (£13 per month). Domestic heating is from electric storage heaters.
- Allocated parking to the rear

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SET250288

Contact us



01729 823921



settle@dacres.co.uk