



7 Dalesview Close, Clapham, Lancaster, LA2 8RP

A stunning and beautifully appointed three-bedroom semi-detached home, finished to an exceptional standard and offering stylish, modern living throughout. Externally, the property benefits from a driveway, garage and a generous rear garden enjoying outstanding open views.

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

Tel: 01729 823921

Email: settle@dacres.co.uk



7 Dalesview Close, Clapham, LA2 8RP

Lancaster 22 miles, Skipton 20 miles, Leeds 50 miles (all distances approximate)

Guide Price: £425,000

- Open-plan dining area and living area with bi-fold doors
- Modern fitted kitchen with integrated appliances
- Three bedrooms, en-suite to master
- Driveway and garage
- Generous rear garden with outstanding views



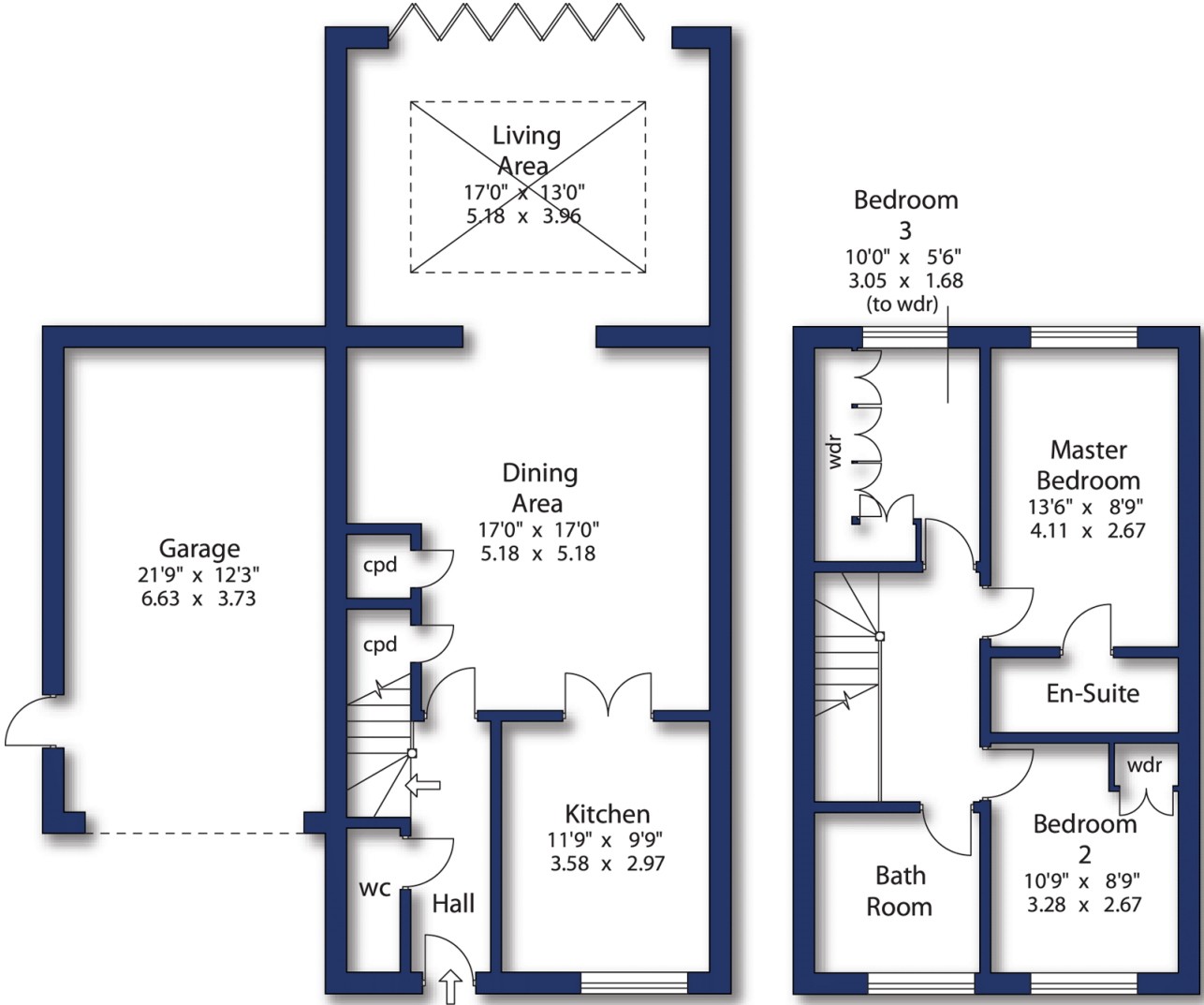
General remarks

A beautifully appointed three-bedroom semi-detached family home, the property offers stylish, contemporary living finished to an excellent specification throughout. The property provides bright, spacious accommodation perfectly suited to modern lifestyles and has a delightful rear garden with views across the surrounding countryside.

The entrance hallway leads into the well-planned ground floor accommodation, including a useful cloakroom/WC. The principal reception space is a spacious through dining area, seamlessly opening into a superb living area—undoubtedly a standout feature of the home. Flooded with natural light, this impressive space is enhanced by bi-fold doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining. The modern kitchen is situated to the front of the property and is fitted with a comprehensive range of wall and base units, complemented by quality integrated appliances including double electric Bosch oven, five ring induction hob, Bosch slimline dishwasher, washing machine, stainless steel sink with mixer tap and fridge/freezer.

To the first floor are two/three bedrooms. The principal bedroom benefits from a stylish en-suite shower room. The second bedroom is another double to the front with fitted wardrobe and the third bedroom is to the rear and has been fitted with built in wardrobes to one wall. This would make a single bedroom is required. There is a modern family bathroom fitted with a three-piece suite including shower over bath. Externally there is a driveway providing off-road parking and access to a garage with electric door. To the rear is a well-maintained enclosed garden, enjoying a pleasant aspect with stunning open views—perfect for outdoor dining, relaxation, and family use.

Clapham is a highly regarded village on the edge of the Yorkshire Dales National Park, offering a range of local amenities including a village shop, public house and cafes. The surrounding countryside provides exceptional opportunities for walking and outdoor pursuits, while nearby Settle offers a broader range of services.



Ground Floor

First Floor © Dacre, Son & Hartley

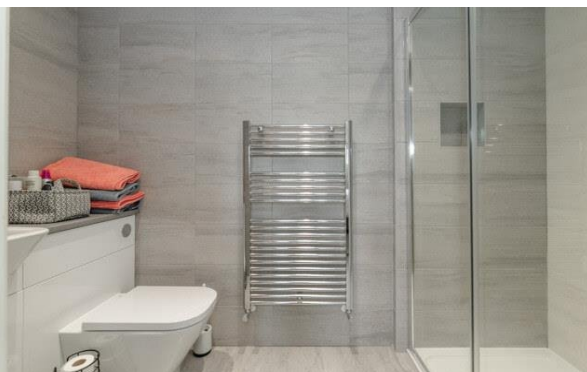
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Contact us



01729 823921



settle@dacres.co.uk

Directions

From the market town of Settle take the A65 towards Kendal and the Lake District. Drive past the turnings towards the village of Austwick and after approximately 5 miles turn right (clearly signposted), towards Clapham. Dalesview Close will be seen to the left hand side on entering the village.

What3Words salt.blotting.harshest

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an oil-fired boiler. PV panel installed.
- Off street parking and garage. EV charging point.

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](#)

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.

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