



The Lindens, Hetton, Nr. Skipton

Situated in the heart of this highly sought after and accessible Yorkshire Dales village, with gorgeous south easterly views towards Rylstone Fell, The Lindens offers extended three bedroom living (one ensuite), with generous parking, garaging and delightful cottage gardens to the rear with terraces and lawn.

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The Lindens, Hetton, Skipton, North Yorkshire, BD23 6LT

Skipton 5.5 miles, Colne 17 miles, Leeds 32 miles (all distances approximate)

Guide Price: £597,500

Accommodation

Ground Floor: Reception Hall with stable door; Cloakroom; Living Room – well-proportioned and with a broad bow window offering delightful views towards Rylstone Fell. LPG fired feature stove; Living Kitchen, running across the rear of the property, with the kitchen area having a comprehensive range of eye level and base storage cupboards and garden aspects. The Living/Dining Area again enjoys lovely garden aspects and has French doors leading to the terrace; Utility with storage cupboards, access to the integral single garage and rear garden.

First Floor: Landing; Principal Bedroom, positioned to the front and with lovely views; Ensuite Shower Room having a three piece suite and fitted storage; further Double Bedroom with a Study/Dressing Area; Single Bedroom/Study. House Bathroom fitted with a three piece white suite.

Outside: A gated driveway provides parking and access to the property's integral single garage with electric up and over door. There is expansive gravel parking to the front along with well-stocked borders. The majority of gardens are to the rear and provide a delightful amenity with terraced seating areas, lawn and further well-stocked borders.



General Remarks

Hetton is without question one of the most desirable of the southern Dales villages, occupying a beautiful location whilst convenient to the bustling market town of Skipton, some 5.5 miles to the south. The town forms a hub from where there are excellent commuter links with Harrogate, Leeds, Bradford and East Lancashire. The locality offers seemingly endless opportunities for breathtaking walks, cycling and other country pursuits. Hetton is home to the Angel Inn and has its own chapel, whilst in Cracoe there is a popular farm shop, primary school, village hall and pub.

Skipton provides excellent shopping, with 'high street' stores rubbing shoulders with a colourful array of independent shops. There are numerous dining, sporting and other social amenities, whilst from the town's railway station there are frequent services throughout the day into both Leeds and Bradford, with regular onward connections to London Kings Cross.

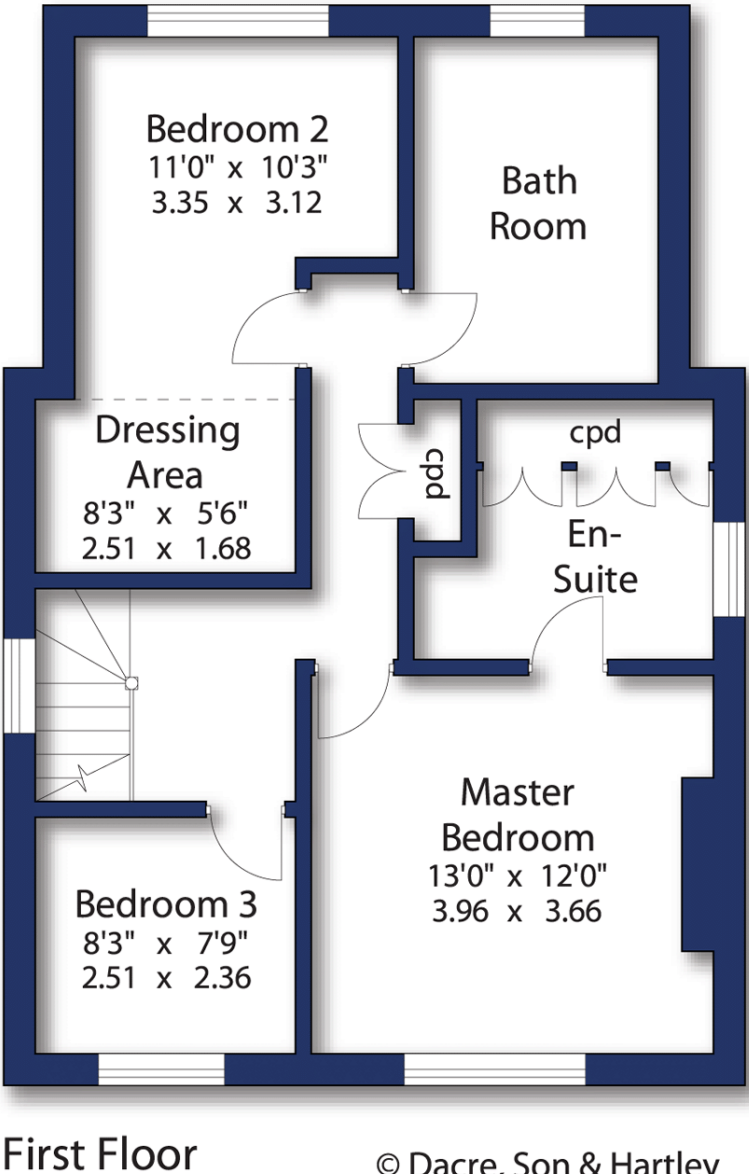
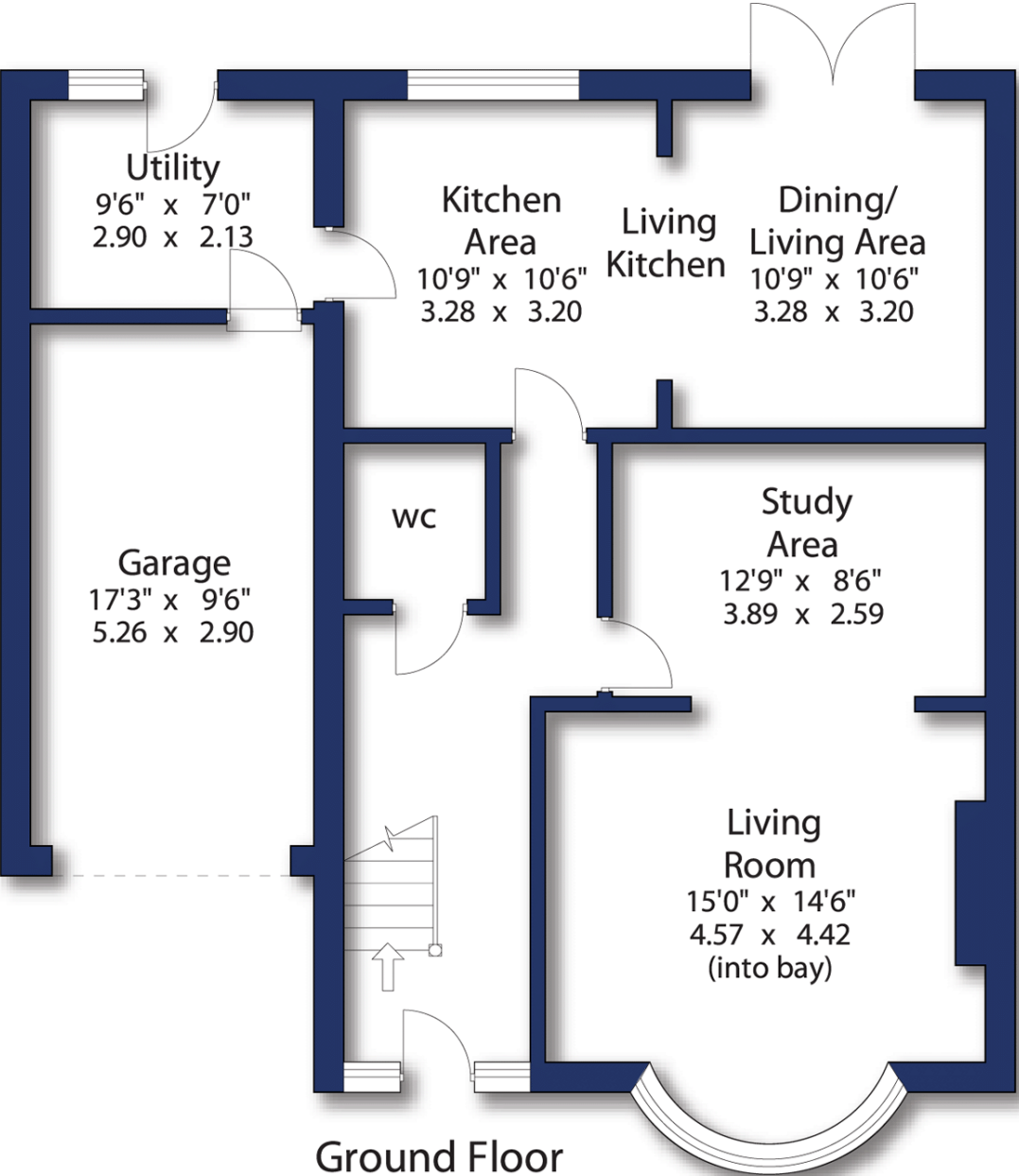
The large villages of Gargrave (4.5 miles), and Grassington (5 miles) are both just a few minutes' away and enjoy a broad provision of facilities to satisfy everyday needs.





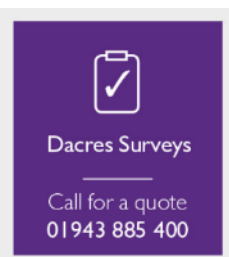
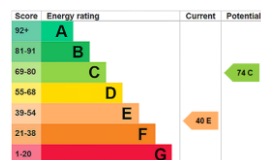


Floorplans





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Directions

From Skipton take the B6265 towards Grassington and on entering the village of Rylstone turn left just before the duck pond towards Hetton. At the T-junction turn left and proceed towards the village centre, where The Lindens will be seen to the right hand side just beyond the chapel.

What3Words lecturers.sculpture.romance

Local Authority & Council Tax Band

- North Yorkshire County Council, Council Tax Band F

Tenure, Services & Parking

- Freehold
- Please note that one of the vendors is an employee of Dacre, Son and Hartley Ltd.
- The property is located within the Yorkshire Dales National Park.
- Mains electricity, water and drainage are installed. Oil fired heating and hot water, the boiler being located in the utility room. Domestic heating supplemented by a liquid propane gas fired stove to the living room.
- Driveway parking and integral single garage.

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 £26.10 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: SKI250269

