



Guide Price £240,000

- Two bedroom end terrace
- Well presented throughout
- Stunning rural location within the village of Airton
- Modern kitchen and bathroom
- Private garden to the front and rear
- No onward chain

1 Hallgarth, Airton, Skipton, BD23 4AQ

A fabulous two bedroom end terrace set within the popular village of Airton with open aspect views and private gardens to the front and rear. With modern kitchen and shower room this is a very rare opportunity in this idyllic location, with a viewing highly essential to appreciate what this property has to offer. NO ONWARD CHAIN

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1 Hallgarth, Airton, Skipton, BD23 4AQ

Skipton 9 miles, Settle 6 miles, Leeds 34 miles (all distances approximate)

General remarks

On entering the property from the front elevation, you are welcomed into a spacious living room featuring a striking stone hearth and surround. Windows to both the front and side elevations allow for an abundance of natural light, complemented by attractive flagged flooring. The

accommodation flows through to a modern, well appointed kitchen fitted with a range of base, wall, and drawer units topped with solid wood work surfaces. Additional features include a Belfast sink with drainer, breakfast bar, electric hob with oven beneath, and a selection of integrated appliances, including a fridge, microwave, dishwasher and washing machine. A convenient ground floor w.c. is also provided, comprising a low flush w.c., pedestal wash hand basin and extractor fan, along with access leading out to the roadside.

To the first floor, the landing provides access to a generously proportioned principal bedroom positioned to the front of the property. This room benefits from fitted wardrobes, a charming original fireplace, and access to a

substantial loft space via a drop down ladder. The second bedroom, located to the rear, offers space for a single bed, fitted storage, and superb long distance views. The house bathroom is fitted with a three piece suite, including an enclosed shower cubicle, w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan and a side facing window.

Externally, the front of the property features an attractive paved patio garden, ideal for outdoor seating, and enhanced by mature shrubs, bushes, and trees. The successful buyer will also become a part owner of the shared garden and barbecue area to the front of the property along with the neighbouring properties. To the rear, a raised patio seating area enjoys pleasant views over the surrounding open countryside.

Directions

On entering Airton from the direction of Skipton and Gargrave, take the right hand turning just after the village green, then the property will be easily identified by our Dacre, Son & Hartley 'For Sale' board on the left hand side.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are on site. Domestic heating is oil fired central heating, with underfloor heating to the ground floor and radiators to the first floor.
- There is no parking included however on street parking is available nearby.
- Please note that this property is in the Yorkshire Dales National Park. There is also a right of pedestrian access for number 2 through number 1's rear garden.

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/collections/flood-risk-information)

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.

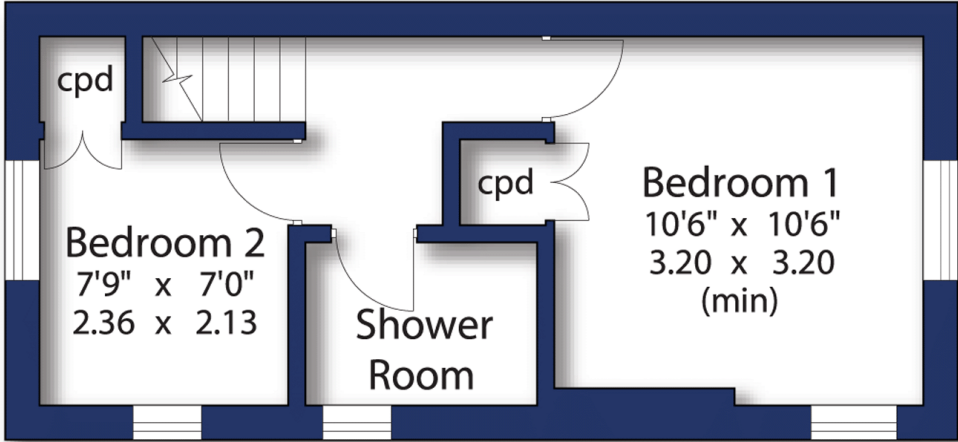
Referral fees

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.

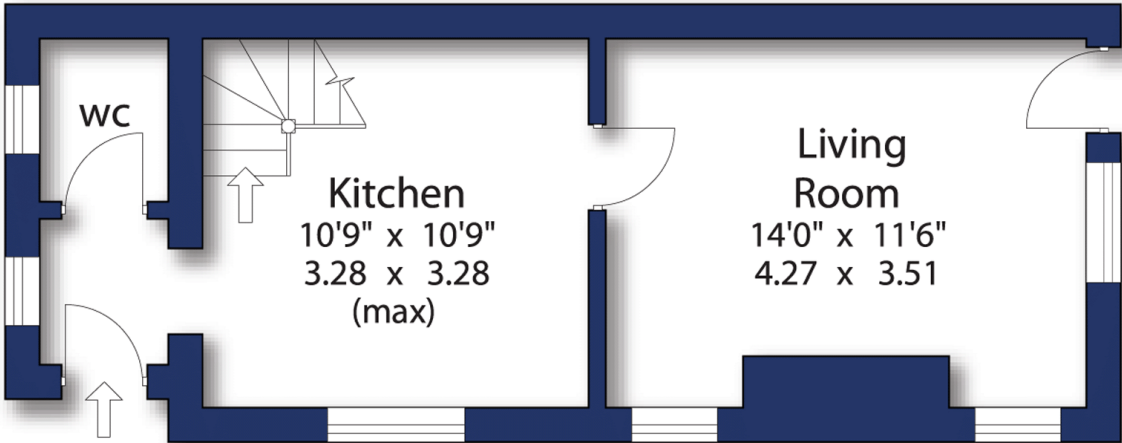
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Floorplans

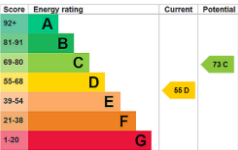


First Floor



Ground Floor

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