



Guide Price £429,500

- Spacious character family home
- Three double bedrooms plus additional attic room
- Highly regarded Dales village location
- Located in the Yorkshire Dales National Park
- Parking to the front
- Beautiful private Becksie patio garden
- No onward chain

Manningham House, Kettlewell, Skipton, North Yorkshire, BD23 5RD

A beautifully presented stone built mid terrace family home, set in the idyllic village of Kettlewell. This property offers three well proportioned bedrooms and two modern bathrooms, all finished in a contemporary style. It further benefits from private parking and a charming rear patio garden, perfect for outdoor relaxation.

NO ONWARD CHAIN

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Harrogate 31 miles, Skipton 14 miles, Leeds 42 miles (all distances approximate)

General remarks

On entering the property from the front elevation, you step into an entrance porch, which leads through to the inner hallway. This central space provides access to the ground floor accommodation, along with a staircase rising to the first floor. The spacious living room is positioned at the front of the property and features a charming multifuel stove set upon a

Yorkshire stone hearth with a wooden surround. This inviting room is further enhanced by wooden flooring and a window overlooking the front aspect. To the rear, the dining kitchen offers a warm and characterful space, complete with a multifuel stove set on a brick hearth with a stone surround. Bi-folding doors open directly onto the rear garden, creating an excellent indoor-outdoor flow. The kitchen is fitted with a range of base, wall and drawer units topped with wooden work surfaces, complemented by a ceramic Belfast sink. Integrated appliances include a fridge/freezer, electric hob with oven beneath and extractor hood above, along with plumbing for both a washing machine and dishwasher. Additional understairs storage provides practical convenience.

The first floor landing gives access to three bedrooms and the house bathroom. The principal bedroom, located to the rear, is generously proportioned and benefits from a Velux window, allowing for an abundance of natural light. A



distinctive feature of this room is the freestanding clawfoot bath. The en suite is finished to a modern specification and includes a walk-in shower, low flush w.c., hand wash basin with vanity storage, heated towel rail, extractor fan and tiled flooring. Bedrooms two and three are both doubles situated at the front of the property, each enjoying pleasant views over the village. The house bathroom is fitted with a bath and shower over, low flush w.c., pedestal wash basin, chrome heated towel rail, extractor fan and partially tiled walls.

The attic room provides additional versatile space, featuring a Velux window, exposed beams and a feature brick wall, along with useful eaves storage to both sides.

Externally, the property offers off road parking to the front for one vehicle on a cobbled area. To the rear, there is a charming, low-maintenance garden enclosed by dry stone walling, enjoying a tranquil outlook over the beck.

Directions

From our offices in Skipton, follow the Grassington Road out of Skipton. Continue through Threshfield heading towards Kettlewell and when you enter Kettlewell, turn right immediately before the bridge following the road around, then keeping to the left onto The Green. After a short distance the property will then be easily identified by our Dacre, Son & Hartley 'For Sale' board on the left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains drainage and water are installed. Domestic heating and hot water is through the electric boiler
- Parking is available on site for one vehicle
- Please note that this property is located in the Yorkshire Dales National Park and Kettlewell conservation area

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.

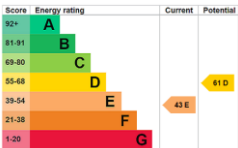
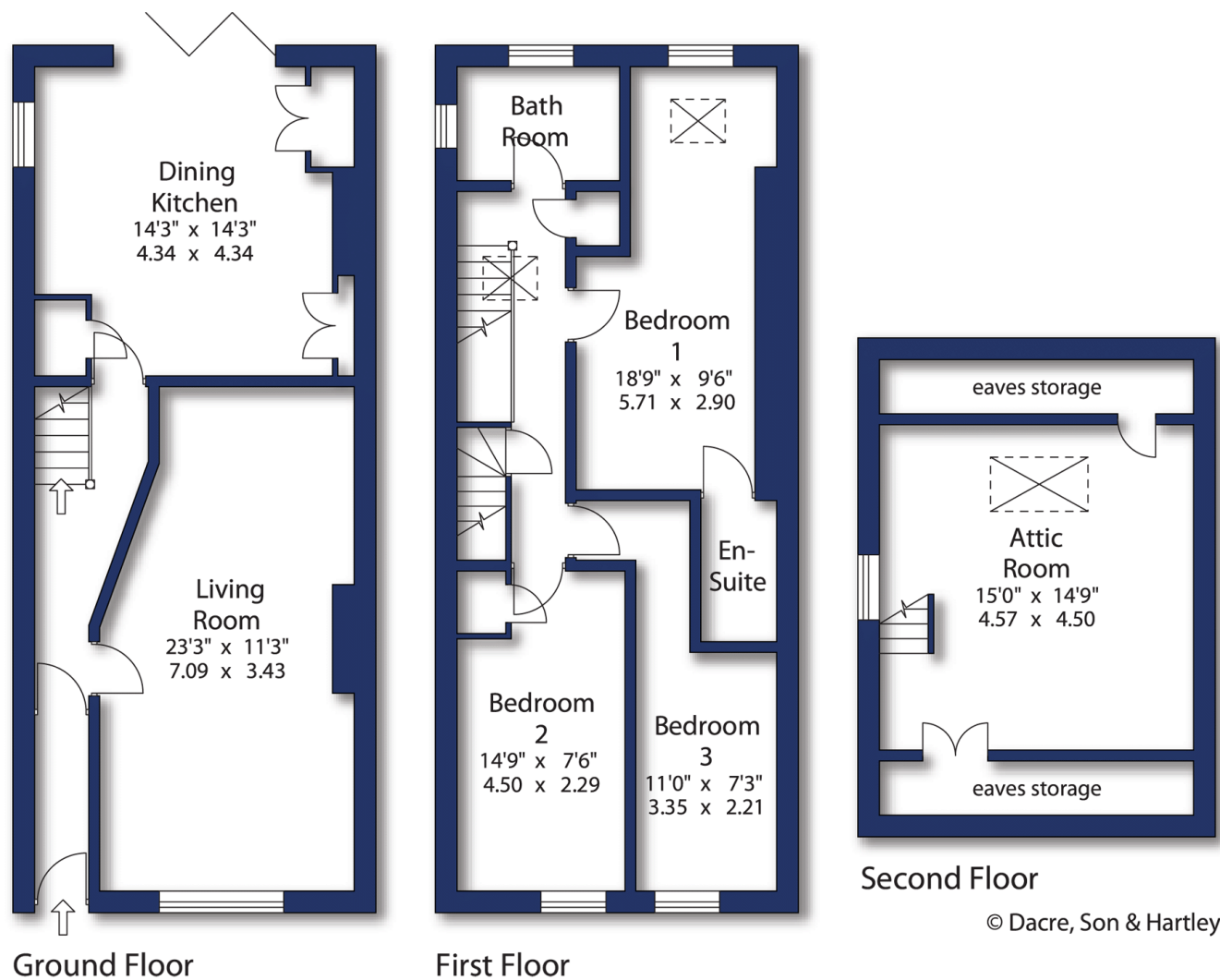
Referral fees

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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Floorplans



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