



51 Hammerton Drive, Hellifield, Skipton, BD23 4LZ

A substantial and highly versatile detached family home occupying a generous double plot. Offering spacious and flexible 4/5 bedroom accommodation. Externally, the property enjoys enclosed west-facing gardens, an integral garage and pleasant views towards surrounding countryside.

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51 Hammerton Drive, Hellifield, Skipton, BD23 4LZ

Lancaster 32 miles, Skipton 10 miles, Leeds 36 miles (all distances approximate)

Guide Price: £465,000

- Highly versatile detached family home occupying a generous double plot
- Popular residential position on the edge of Hellifield
- Flexible accommodation extending to approximately 4/5 bedrooms
- Ideal for families, multi-generational living or those requiring accessible ground floor accommodation



General remarks

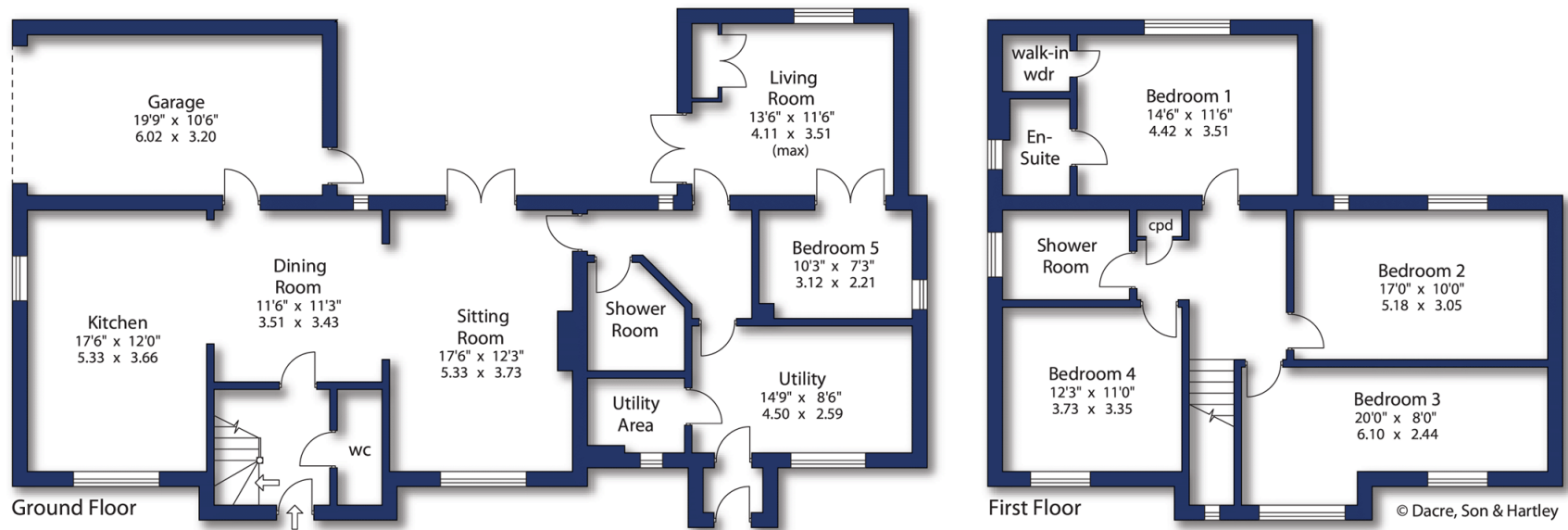
The property has been thoughtfully designed to provide adaptable living space suitable for a variety of requirements, including independent accommodation for a dependant relative or teenager, whilst equally serving as a spacious and practical family home.

The accommodation is presented in excellent decorative order throughout and benefits from gas fired central heating together with UPVC double glazing. A particular feature of the property is the impressive open-plan living kitchen, which has recently been upgraded with a high specification fitted kitchen installed in 2026. The ground floor briefly comprises a welcoming reception hall with cloakroom/WC, spacious sitting area with feature wood burning stove, dining area, and a superbly appointed kitchen fitted with an extensive range of contemporary wall and base units together with integrated appliances including a double oven, five-ring induction hob, dishwasher, washing machine, wine cooler, fridge and freezer. Leading from the sitting area is an inner hallway providing access to a second reception room, utility room and ground floor shower room. Double doors from the second reception room open into a versatile ground floor bedroom, which could equally serve as a home office or study if desired.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with walk-in wardrobe and en-suite shower room. A modern house shower room serves the remaining bedrooms.

Externally, the property occupies an attractive plot with enclosed west-facing rear gardens designed for ease of maintenance, enjoying excellent afternoon and evening sunshine together with pleasant views towards surrounding trees and countryside beyond. An integral garage with remote operated door provides useful storage and parking, with additional off-road parking positioned alongside.

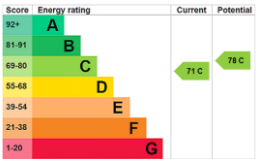
Hellifield is a thriving village situated on the edge of the Yorkshire Dales National Park, surrounded by beautiful open countryside whilst offering a range of everyday amenities including a primary school, doctors surgery, village hall, local shops and public houses. The village railway station continues to provide excellent rail links along the renowned Settle-Carlisle line.



 Mortgage Advice Bureau
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 Dacres Surveys
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Contact us



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Directions

Driving into the centre of Hellfield, in the direction of Skipton, turn left off the A65 onto Hammerton Drive. Carry on up Hammerton Drive and number 51 will be found on the left-hand side.

What3Words resonates.august.oaks

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private off street parking and 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 £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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