



6 Station Road, Long Preston, Skipton, BD23 4NH

A stone faced two bedroom property with parking and patio. Within easily walking distance to the centre of the village and train station. Internal viewing highly advised.

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6 Station Road, Long Preston, Skipton, North Yorkshire, BD23 4NH

Skipton 10 miles, Lancaster 31 miles, Leeds 40 miles (all distances approximate)

Guide Price: £199,950

- Spacious mid-terrace home
- Two generous double bedrooms
- Spacious living room with gas stove fire
- Dining kitchen
- Modern shower room
- Patio garden
- Off road parking to rear



General remarks

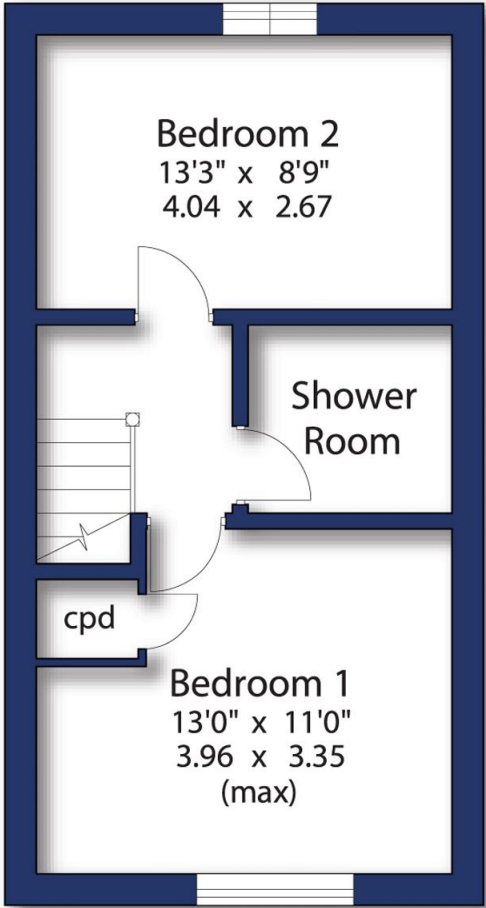
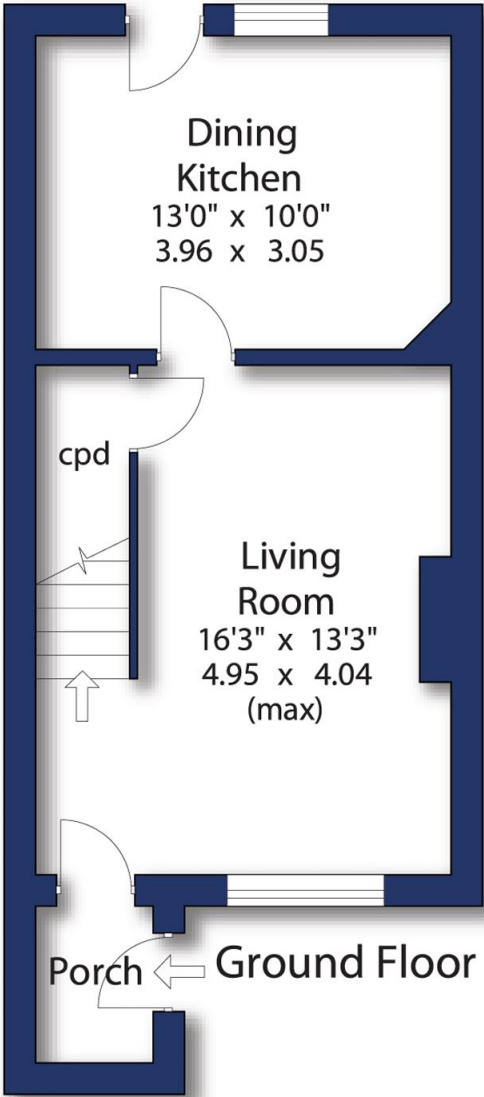
The accommodation briefly comprises an entrance porch with useful space for coats and boots, leading through to a spacious living room with solid wood flooring. The living room features a central fireplace with a gas stove fire, windows overlooking the front garden, and a staircase rising to the first floor with a useful understairs storage cupboard.

To the rear, the dining kitchen is fitted with a range of wall and base units complemented by work surfaces and a stainless-steel sink with mixer tap. An electric cooker with a four-zone hob and twin ovens is included, while there is space and plumbing for a washing machine, tumble dryer, and a larder style fridge freezer.

On the first floor are two generous double bedrooms, positioned to the front and rear of the property, together with a centrally located shower room. The shower room is fitted with a shower cubicle, vanity wash basin, WC, heated towel rail, extractor fan, tiled walls and electric under floor heating.

Externally, the property benefits from a small front garden and a low-maintenance flagged patio to the rear. There are also two designated parking spaces.

Long Preston is a very active village community centred around the village hall, other amenities include a primary school, general store, church, pub and a railway station with services operating between Leeds, Carlisle and Lancaster. The market town of Settle is within approximately four miles and offers a wide range of shops and schools catering for all age groups. The larger market town of Skipton is some eleven miles to the south. Both West Yorkshire and East Lancashire business centres are within reasonable commuting distance and there is access to the motorway network at Preston. Part of Long Preston is within the Yorkshire Dales National Park and is surrounded by scenic countryside with immediate access to a variety of walks.

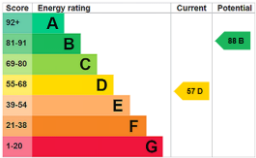


First Floor
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Contact us



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Directions

On entering Long Preston from Settle drive through the village passing the Maypole Inn on your left. After passing the post office on your right, make a right onto Station Road. The property can then be seen on your right, identified by our for sale board.

What3Words skyrocket.stays.swerving

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold. Located within the Yorkshire Dales National Park.
- Mains electricity and drainage are connected. Private water supply from a shared borehole (£13 per month). Domestic heating is via modern smart electric radiators, electric underfloor heating in bathroom and a gas stove fire in the living room.
- Allocated parking to the rear.

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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