DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



7 Hill Croft, Long Preston, Skipton, BD23 4EG

An opportunity to acquire a two bedroom semi detached shared ownership property in the popular village of Long Preston. Externally there is a driveway to the front and an enclosed garden to the rear.

3 High Street, Settle, North Yorkshire, BD24 9EX
Tel: 01729 823921
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7 Hill Croft, Long Preston, Skipton, North Yorkshire, BD23 4EG

Lancaster 30 miles, Skipton 12 miles, Leeds 39 miles (all distances approximate)

Guide Price: £168,750

- 75% share
- Two double bedrooms
- Modern kitchen and bathroom
- Ground floor WC
- Rear garden
- Private driveway





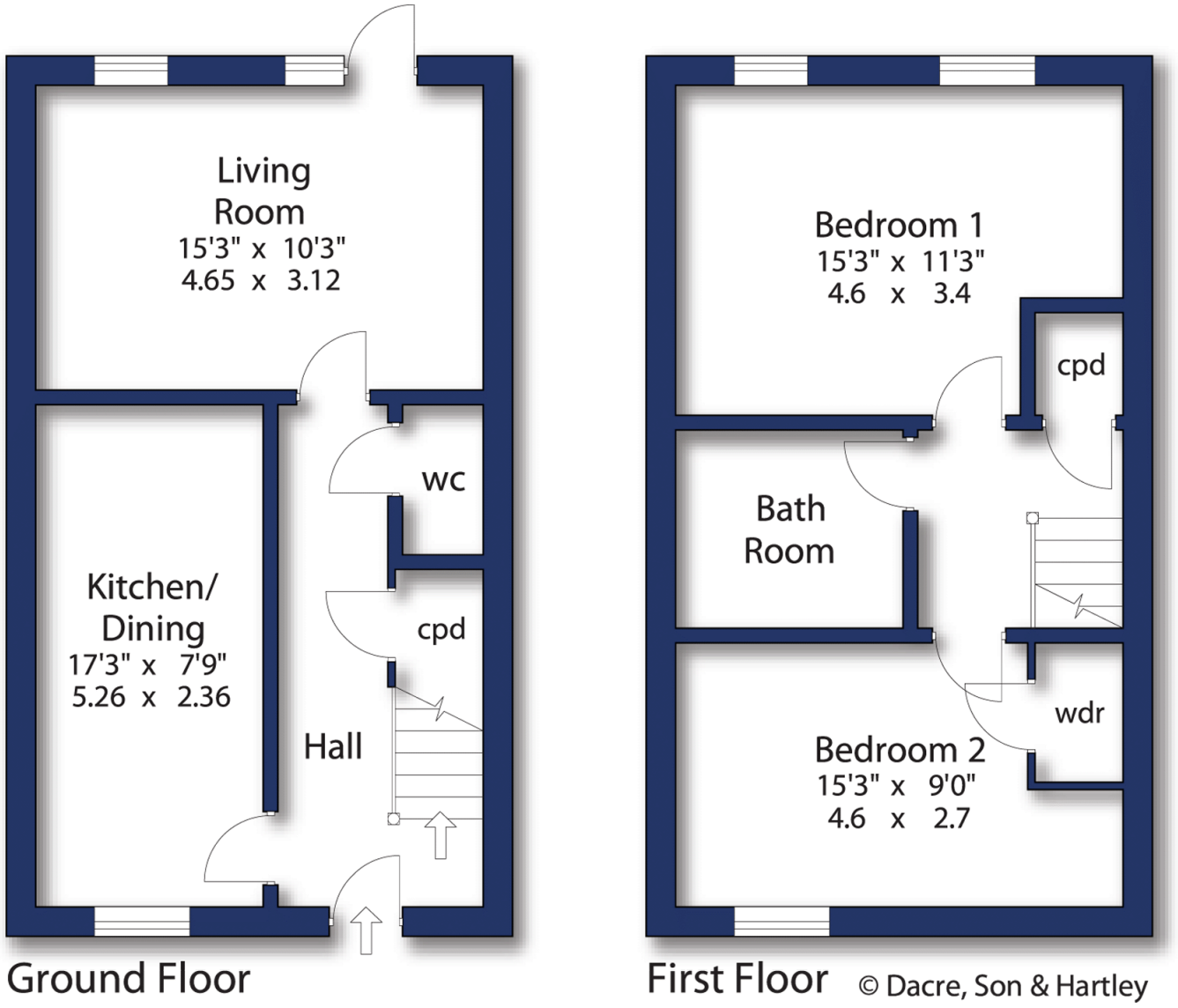


General remarks

In more detail the property comprises: hallway, with downstairs WC, door leading into the living room and stairs leading up to the first floor. The living room is a well proportioned room with uPVC door leading to the rear garden. The dining kitchen is to the front of the property and is fitted with a range of gloss wall and base units with integral stainless steel sink, electric oven and gas hob with extractor fan over. Under counter space and plumbing for a washing machine and space for a fridge freezer. Stairs from the entrance lobby lead up to the first floor landing. To the rear is a generous master bedroom which has splendid views over open countryside. To the front is a second double bedroom. The contemporary bathroom comprises a white panel bath with shower over, white WC and wash hand basin with part wall tiling and chrome towel rail. Externally to the front of the property is a private driveway and to the rear is a good sized enclosed garden.

Long Preston is a very active village community centered around the village hall, other amenities include a primary school, thriving Post Office and General Store, St. Mary's Parish Church, pub and a railway station, on the famous Settle-Carlisle line with trains to Lancaster and Carlisle or to Leeds with its frequent express service to London. 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. A bus service operates west to Settle, Kirkby Lonsdale & Lancaster and eastwards to Skipton. Both West Yorkshire and East Lancashire business centres are within reasonable commuting distance and there is access to the motorway network at Preston. Long Preston is within the Yorkshire Dales National Park and is surrounded by scenic countryside with immediate access to a variety of walks.

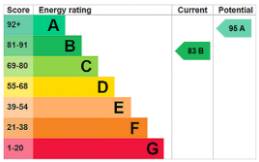
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01729 823921

settle@dacres.co.uk

Directions

From Settle on the A65 towards Skipton. On entering Long Preston continue through until you reach the Maypole Pub on the left hand side. Turn left immediately after, continue for 100 yards then take the next left onto Greengate Lane. The properties can be found on the right hand side.

What3Words restores.dame.recipient

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold. 250 years from 2021
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating from a gas fired boiler.
- Private driveway

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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