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Barleycote, Horton-in-Ribblesdale, Settle, North Yorkshire, BD24 0HT

A spacious two bedroom detached bungalow with first floor hobby room, situated on a generous size plot with breathtaking views of Pen-y-Ghent. Internal viewing highly advised.

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Lancaster 28 miles, Skipton 22 miles, Leeds 49 miles (all distances approximate)

Guide Price: £415,000

- Spacious two bedroom detached bungalow
- First floor hobby room
- Two reception rooms
- Conservatory
- Family bathroom
- Integral garage
- Tiered lawned rear garden







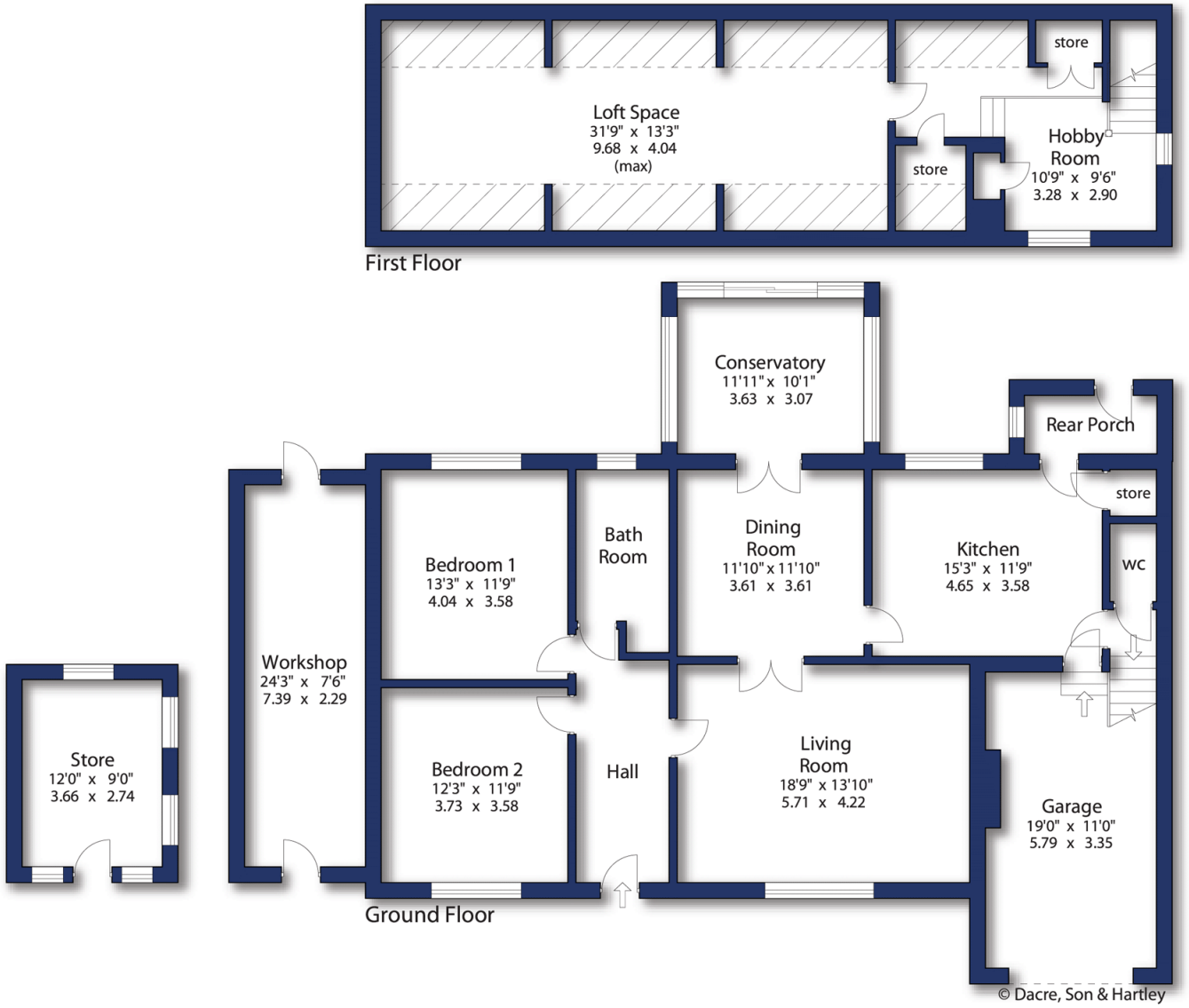
General remarks

Occupying a generous-sized plot with beautiful views towards Pen-y-Ghent, this spacious two bedroom detached bungalow offers well-proportioned and versatile accommodation. The property benefits from two reception rooms, a conservatory, a first floor hobby room and an integral garage, combining practicality with a wonderful outlook. Internal viewing is highly recommended to fully appreciate the accommodation and setting this home provides.

Stepping inside, the welcoming entrance hallway provides space for coats and boots. To the left are two well-proportioned double bedrooms, both fitted with carpets and offering comfortable accommodation. The family bathroom is fitted with a bath, separate shower cubicle, wash hand basin and WC, with a rear-facing window allowing natural light into the room. Positioned to the right of the hallway, the spacious living room features a central fireplace with open fire insert, creating a focal point within the room. A front-facing window enjoys views across the garden towards Pen-y-Ghent, while French doors open into the dining room. The dining room is generously proportioned, with ample space for a large dining table and chairs. Connecting doors lead through to both the kitchen and conservatory, providing a practical layout for everyday living and entertaining. The kitchen is fitted with a good range of wall and base units, complemented by work surfaces and a stainless steel bowl sink. Appliances include a stove cooker with a four-ring electrical hob with a grill and single oven below. There is space and plumbing to house an undercounter fridge, freezer and washing machine. The kitchen has connecting doors that lead to a rear porch, integral garage and the bottom of the first floor staircase, with access to a WC.

The first floor offers a versatile hobby room with windows to the front and side elevations, providing an ideal space for hobbies, a home office or creative pursuits. There is also access to a generous loft storage area.

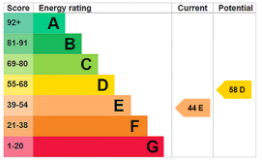
Floorplans



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Externally, the property occupies a generous-sized plot with a tiered lawned rear garden, providing a variety of outdoor areas to enjoy. The garden also benefits from a workshop and separate store room, offering useful additional space for storage, hobbies or practical use. The views towards Pen-y-Ghent provide an impressive backdrop, while excellent road and rail links offer a convenient connection to surrounding areas.

What3Words matrons.fire.exporters

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold. Located in the Yorkshire Dales National Park
- Mains Electricity, Water and Drainage are installed. Domestic heating is from a LPG fired boiler.
- On drive parking plus 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. Dacres Ref: SET260128