



Oak Lea, 11 Station Road, Long Preston, Skipton, BD23 4NH

Four bedroom detached home in the Dales village of Long Preston. Internal viewing highly advised to appreciate the size and setting.

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Oak Lea, 11 Station Road, Long Preston, Skipton, BD23 4NH

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

Guide Price: £435,000

- Four bedroom detached house
- Dining kitchen with adjoining utility
- Two reception rooms with wood burning stoves
- House bathroom plus shower room and wc
- South facing lawn garden to rear
- On drive parking plus garage



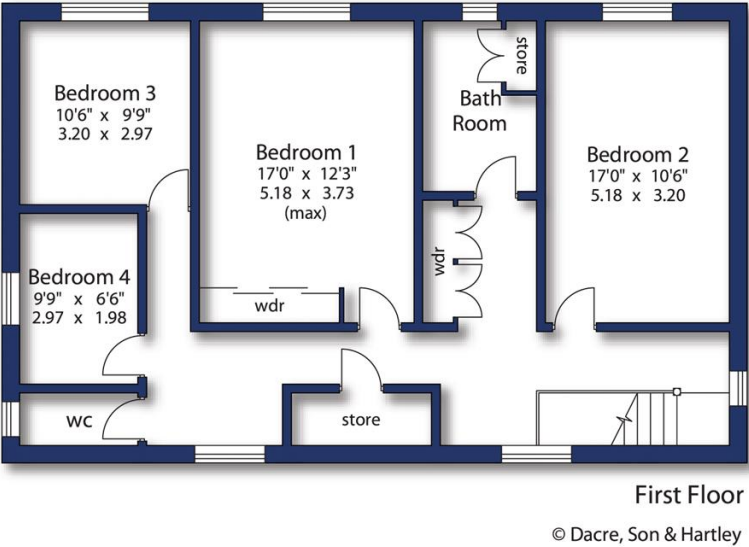
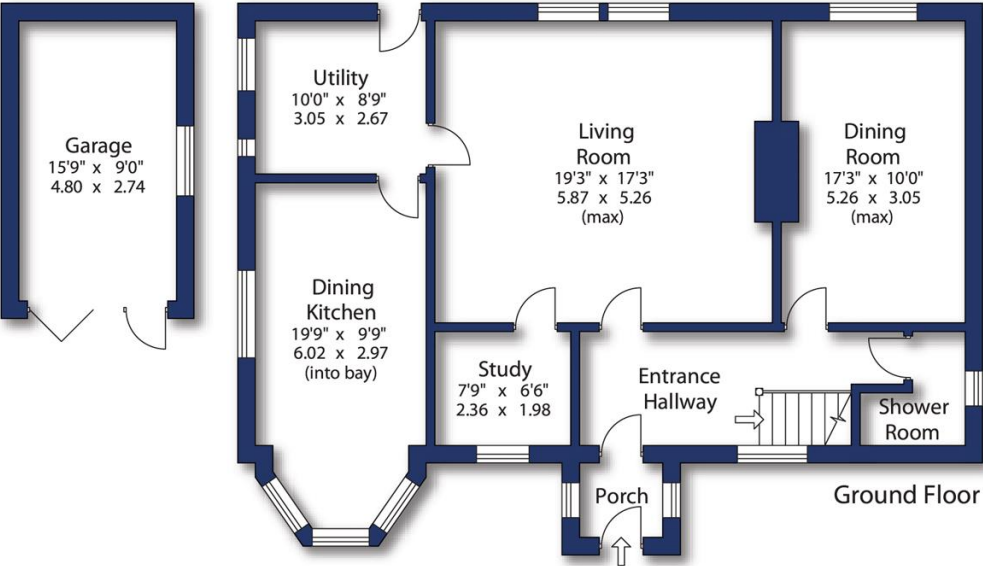
General remarks

Entering through the part glazed front door is an inner porch with tile floor, windows to side and a part glazed door to hallway. The hallway provides access to all areas of the home and is light and airy. Straight ahead is a spacious living room with feature fireplace to centre with wood burning stove insert and a large window overlooking the garden. The living room provides access to a study/home office which has a window overlooking the front drive. The utility is also off the living room and comes with a range of base units, worktop, stainless steel sink, windows to side, inner door to dining kitchen and an external door to rear. The dining kitchen has a good range of wall and base units, complementary worktop and a 1 1/2 stainless steel bowl sink with mixer tap. Appliances include a four ring gas hob and an electric double oven. Space and plumbing for white goods can be found in both the kitchen and utility room. Back to the hallway, to the right hand side of the house is a further reception room with wood burning stove to centre and a window overlooking the rear. Also on the ground floor is a shower room with wash hand basin and wc that is perfect for guest use.

Upstairs are four bedrooms and the house bathroom. The three bedrooms that face the rear of the home are particular spacious and have lovely views overlooking the garden and fields beyond. Bedroom four is smaller in size but could still hold a double bed and has a window to side. The house bathroom comprises a bath, wash hand basin, bidet, wc and a window to rear. The property benefits from a further wc and wash hand basin next door to bedroom four. For those in need of plenty of storage or wanting to create a fifth bedroom (subject to necessary planning consents), you will be pleased to know there is an extensive loft running the full width of the house. The loft is boarded, has a Velux window and comes with pull down ladder accessed off the main landing.

Externally, there is a lawn garden to front with path to front door and a large drive to side allowing for ample off road parking. The rear garden is south facing, has a large lawn to centre, patio seating area, shed and garage with light and power. Beautiful views over open countryside can be enjoyed from the garden.

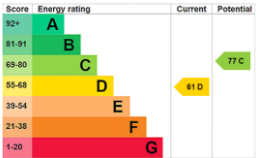
Floorplans



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Contact us



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Long Preston is a very active village community centred around the village hall, other amenities include a primary school, general store, church, and pub.

There is a railway station with services operating between Leeds/Carlisle and Lancaster / Morecambe. 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.

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 left, identified by our for sale board.

What3Words junction.crisis.waltzed

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold. Located within the Yorkshire Dales National Park.
- Mains electricity, drainage and gas are installed. Long Preston private water supply. Domestic heating is from a gas fired central heating boiler. Wood burning stove in living room and dining room.
- On drive parking to front 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: SET250073