DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



2 Farm Croft, Back Thorndale Street, Hellifield, Skipton, BD23 4AZ

A three bedroom property with private rear garden including a garden room/home office. Internally the property comprises of lounge, kitchen/diner, WC, three bedrooms (master ensuite) and house bathroom. The property also benefits from off street parking.

3 High Street, Settle, North Yorkshire, BD24 9EX
Tel: 01729 823921
dacres.co.uk







1 3 2

2 Farm Croft, Back Thorndale Street, Hellifield, Skipton, BD23 4AZ

Settle 6 miles, Skipton 9 miles, Leeds 36 miles (all distances approximate)

Guide Price: £260,000

- Three bedrooms (master en suite)
- Upvc double glazing and gas central heating
- Enclosed garden to rear
- Allocated parking
- Garden room/home office
- Close to village amenities







General remarks

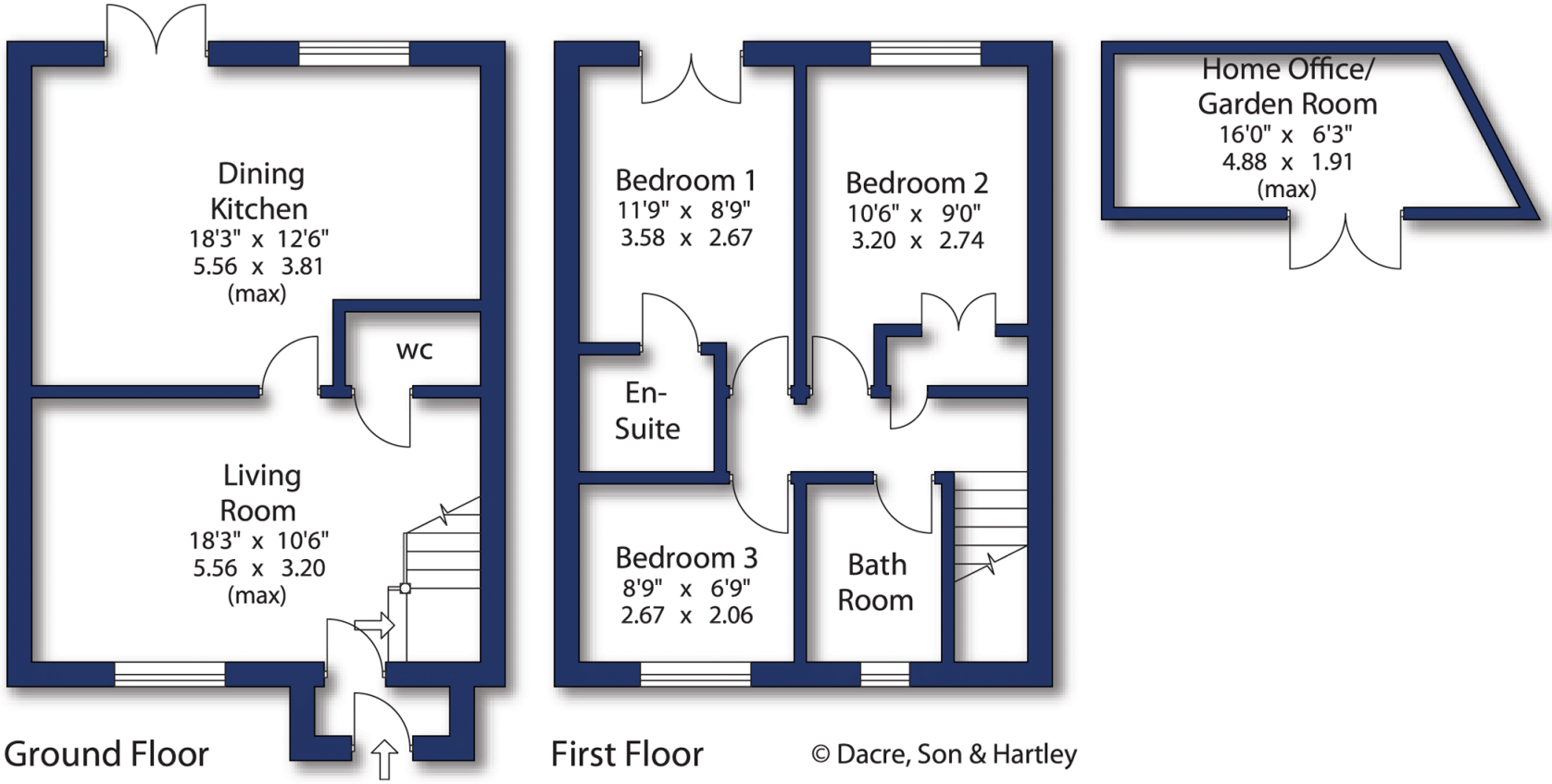
A stone fronted semi-detached house provides well appointed three bedroomed en-suite accommodation which is pleasantly situated close to Hellifield village centre with all local amenities nearby. Including gas central heating, UPVC sealed unit double glazing, solar panels, quality contemporary kitchen and bathroom, two dedicated parking spaces and a detached garden room/home office this easily manageable property is strongly recommended for inspection.

Briefly comprising; an entrance porch, cloaks/WC, a living room with feature media wall and a well appointed dining kitchen with French doors to the rear garden. The kitchen is fitted with a range of base and wall units having white fronts with contrasting granite effect worktop surfaces having matching up-stands and a stainless steel sink with drainer unit. Built-in stainless steel finish oven with a matching four ring gas hob and an extractor hood above in a stainless steel finish chimney style canopy. Integrated dishwasher and washing machine/dryer. On the first floor is a master bedroom with a Juliet balcony and an en-suite shower room, two further bedrooms and a bathroom with a three piece white suite including a shower to the bath.

There is an easily manageable pebbled front garden and two car parking spaces. The well proportioned rear garden includes a stone flagged patio/sitting-out area, astro turf and garden room/home office with under floor heating, power and lighting.

The village of Hellifield is situated on the border of the Yorkshire Dales National Park approximately six miles from the market town of Settle and approximately nine miles from the larger market town of Skipton which has a direct rail link to London. Hellifield has its own village shop, GP surgery, social club, primary school, nursery and two churches. There is a bus service to the neighbouring towns and villages and there is also a railway station with connections to the business centres of West Yorkshire and it's also on the picturesque Settle - Carlisle railway. The business centres in East Lancashire are also within comfortable daily commuting distance.

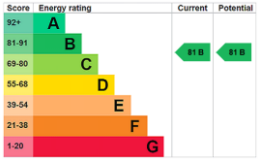
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.











Contact us

01729 823921

settle@dacres.co.uk

Directions

From Settle head on the A65 towards Skipton. On reaching Hellifield continue through the village under the railway bridge. Turn left after the Church onto Back Thorndale Street and the property can be found on the left hand side identified by our For Sale board.

What3Words urge.buying.seasick

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating is from a gas fired boiler. Electric under floor heating in the garden room
- Private parking for 2 cars

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: SET260168