DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £285,000

- Two double bedrooms
- Stone built cottage
- Bathroom and ensuite
- Many character features
- Village location within Yorkshire Dales National Park
- Local pub and tearoom
- No onward chain

The Ives, 6 Chapel Lane, Hebden, Skipton, BD23 5DT

A fabulous double fronted, stone built cottage located in a quiet hamlet in the village of Hebden with Fell views and offering two bedrooms, two bathrooms and good sized living accommodation. NO ONWARD CHAIN

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The Ives, 6 Chapel Lane, Hebden, Skipton, North Yorkshire, BD23 5DT

Harrogate? ?? miles, Skipton? ?? miles, Leeds? ?? miles (all distances approximate)

General remarks

Enter through the front door into the dining room with a stove and upvc window to the front. Through into the kitchen with a selection of country style wall, drawer and base units with wooden worktop surfaces over, one and a half bowl sink and tiled splash backs. Integrated hob and extractor, space for fridge/freezer, space for a washing machine, electric panel radiator, understairs storage cupboard and window to the rear. Into the living room with a upvc window to the front, electric panel radiator and wood burning stove, to the rear is a kitchenette with country style units and worktops, space for a dishwasher, upvc window and further small window to the rear. A cupboard walkway provides access to two coal stores with an exit door out to the front.

From the kitchen the staircase leads to the first floor landing with Velux window and electric panel radiator. Into a bedroom with an open fireplace with cast iron surround, upvc window and electric wall heater. The shower room with a three piece suite comprising of a wash hand basin, shower cubicle, low flush w.c., electric heated towel rail, vinyl flooring, loft access and a window to rear. The master bedroom has a loft access, an old style electric fire in a fireplace and upvc window to the front. Onto a modern ensuite shower room comprising of, an oversized shower cubicle with glass screen, low flush w.c., pedestal wash hand basin, fully tiled walls, black heated towel rail, vinyl floor and a upvc window to the rear.

Externally, there is a wrought iron gate to the roadside, a well-stocked garden to the front, a summerhouse with power and a paved patio area provides a seating area with fell views and afternoon sun.

Directions

On entering the village of Grassington follow Hebden Road round passing the first school on the right following the signs for Hebden. On entering Hebden drive past the Clarendon Hotel, turn right on to Main Street, then after a short distance turn right on to Chapel Lane then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage
- There is no allocated parking on site
- The property is located in The Yorkshire Dales National Park

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: SKI260178/MIK/04.09.26/2

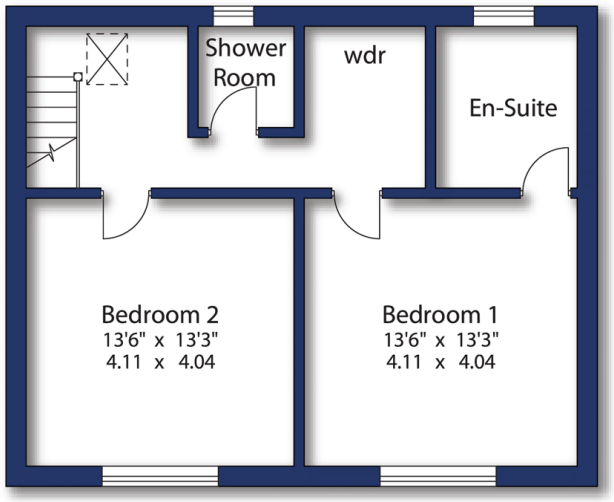




Floorplans

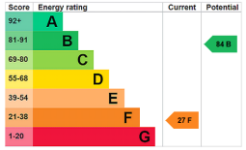


Ground Floor



First Floor

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