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4 West End Drive, Hellifield, Skipton, BD23 4HR

A well-presented two bedroom semi-detached house situated in the Dales village of Hellifield. 25% shared ownership. Ideal for first time buyers. Internal viewing advised.

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4 West End Drive, Hellifield, Skipton, North Yorkshire, BD23 4HR

Lancaster 31 miles, Skipton 10 miles, Leeds 37 miles (all distances approximate)

Guide Price: £57,950

- Two bedroom semi-detached house
- Two double bedrooms
- Kitchen with adjoining utility
- Family bathroom plus downstairs wc
- Off-road parking for two vehicles
- Generous south facing rear garden
- Internal viewing highly advised







General remarks

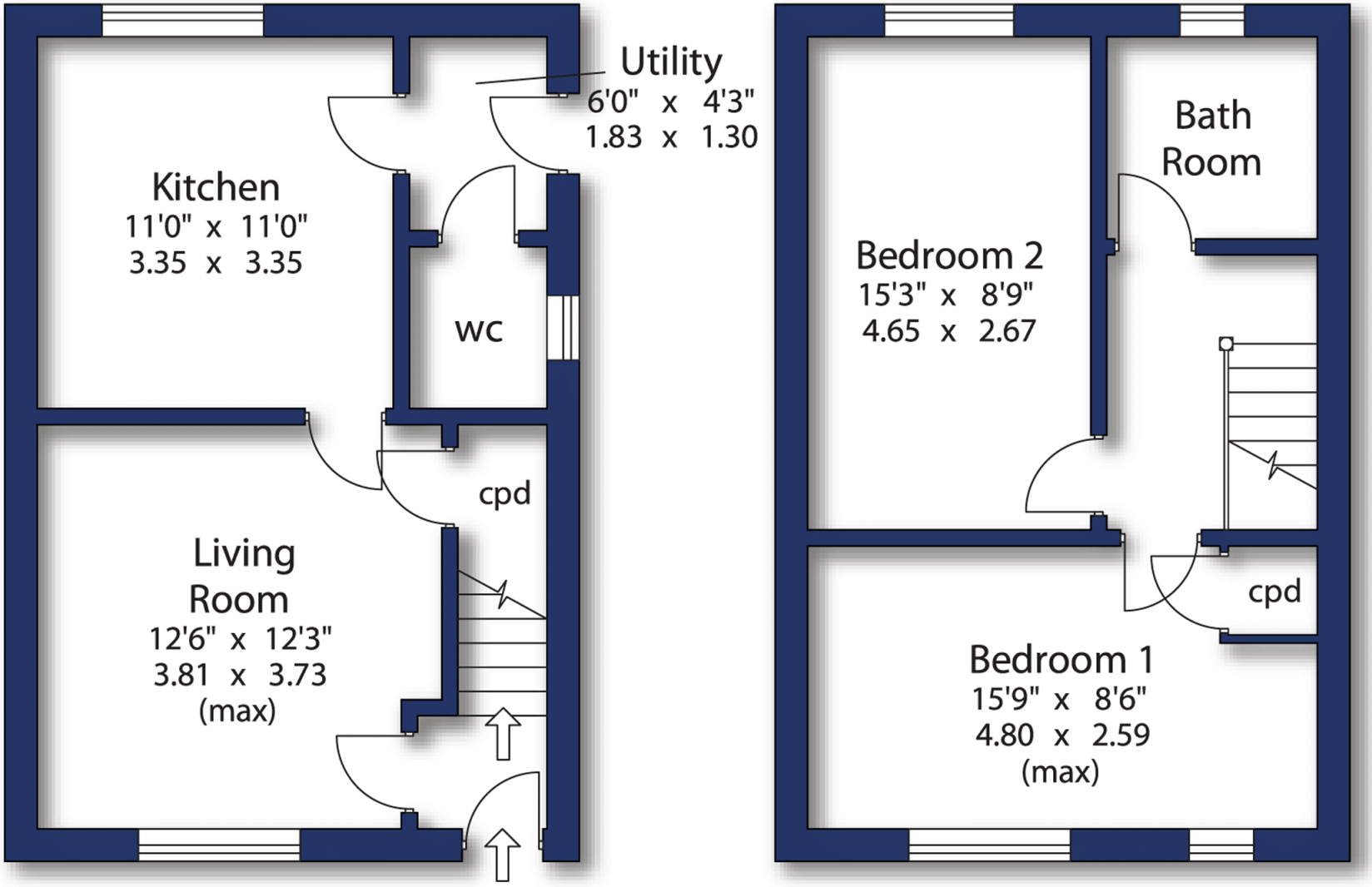
The property is entered via a part-glazed uPVC door into the entrance area, with space for coats and shoes, staircase to first floor and an internal door leading to the living room. The living room features fitted carpeting, a useful understairs storage cupboard, windows to the front elevation and a door leading through to the kitchen. The kitchen has a good range of wall and base units with complimentary worktop and a stainless steel sink with mixer tap. Appliances include an electric hob and single oven. Space is available to house a larder-style fridge freezer, whilst the adjoining utility room provides space and plumbing for a washing machine. Off the utility room is a handy downstairs WC with wash hand basin, together with an exterior door to the side providing access to the garden.

To the first floor are two double bedrooms and the family bathroom. The family bathroom comprises part tiled walls, bath with shower over, wash hand basin and WC, with a frosted window to the rear.

Externally, to the front of the property is off-road parking for two vehicles, with a path to the side leading to the rear garden. The south-facing rear garden comprises a paved patio seating area, generous-sized lawn and a shed providing useful storage.

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



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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01729 823921

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Directions

Entering Hellifield from the direction of Settle, just after Townson Tractors turn right onto Beck House Lane. At the head of the lane right onto West End Drive and you will see the property on your left hand side.

What3Words skewed.waffle.grumbling

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold. 122 years remaining. Rent £381.09 Building Insurance £4.69 Management fee £5.64 Service charge £4.20
- 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. Dacres Ref: SET260181