DACRE, SON & HARTLEY
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17 Coppice Lane, Hellifield, Skipton, BD23 4JW

A spacious three bedroom semi detached house with open plan living dining room and conservatory. Ideal family home with lawn garden, garage and off road parking. Internal viewing highly advised.

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

dacres.co.uk







17 Coppice Lane, Hellifield, Skipton, North Yorkshire, BD23 4JW

Lancaster 32 miles, Skipton 11miles, Leeds 36 miles (all distances approximate)

Guide Price: £275,000

- Three bedroom semi-detached home
- Spacious open plan living dining room
- Fitted kitchen
- Conservatory
- House shower room plus master en-suite & downstairs cloakroom
- Garage with light and power
- Tandem off road parking







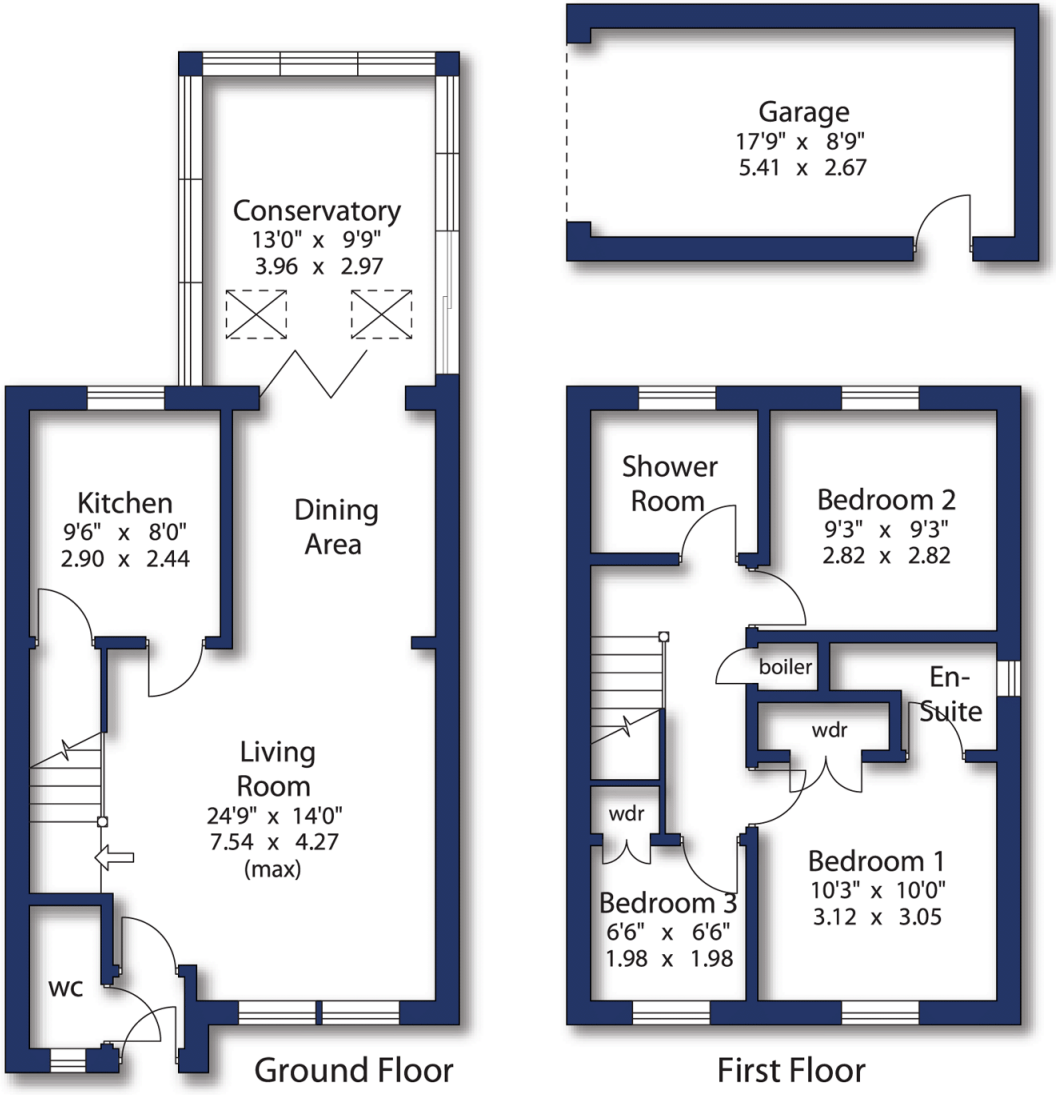
General remarks

Offering well-proportioned accommodation arranged over two floors, the property comprises an open-plan living dining room, fitted kitchen, conservatory, downstairs cloakroom, three bedrooms, master en-suite and house shower room. Externally, there is a lawned garden, garage and tandem off-road parking. The property offers comfortable and versatile accommodation, making it suitable for a range of buyers.

Entering through the part-glazed uPVC front door, the inner porch provides space for coats and shoes, with doors leading to the downstairs cloakroom and main living accommodation. The spacious open-plan living dining room has Amtico flooring, a wood-burning stove, staircase to the first floor and window to the front. Connecting doors lead to the kitchen and conservatory. The fitted kitchen comprises a range of wall and base units with complementary work surfaces, an understairs storage cupboard and a 1½-bowl stainless steel sink with mixer tap. Appliances include a Smeg four-ring gas hob, extractor fan and Neff double oven. There is also space and plumbing for a fridge/freezer and washing machine. The conservatory has a covered roof, making it suitable for year-round use, with views and access towards the garden.
Upstairs, there are three bedrooms, two of which are doubles, along with the house shower room. The master bedroom is positioned to the front of the property and has its own en-suite shower room, comprising a shower, wash hand basin and WC. The house shower room comprises a shower, wash hand basin and WC, together with a frosted window to the rear. The landing features a cupboard housing the gas boiler, along with access to a partially boarded loft

Externally, to the front of the property is a walled foregarden with path to the front entrance. A side gate provides access to the lawn garden which has a path to the conservatory and garage. The garage has light and power, together with an up-and-over door opening to the front. To the front of the garage is tandem off-road parking.

Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

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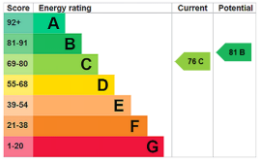









Contact us

01729 823921

settle@dacres.co.uk

Directions

From Settle take the A65 in the direction of Skipton. Proceed through the village and under the railway bridge taking the next turning left into Hammerton Drive. Follow Hammerton Drive round 'The Green' and turn right onto Coppice Lane. The property can be found on the left hand side identified by our 'For Sale' board.
What3Words array.freed.briskly

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. Wood burning stove in living room.
- Garage plus tandem parking

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.

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