



Hallbeck, Beckermonds, Buckden, Skipton, North Yorkshire, BD23 5JL

NO ONWARD CHAIN - An imaginatively presented detached property in the small hamlet of Beckermonds sandwiched between Grassington and Hawes. Offering a fabulous open plan kitchen/dining/living area whilst retaining a cosy separate living room. The four first floor bedrooms are serviced by a family bathroom and an ensuite. Externally there are superb landscaped gardens to the front and rear and a double garage.

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Harrogate 39 miles, Skipton 23 miles, Leeds 50 miles (all distances)

Guide Price: £675,000

- Four bedroom executive property
- Superb well maintained garden
- Kitchen diner area
- Amazing family space
- Two bath/shower rooms
- Double garage and private parking
- Stunning views
- Very private location with fishing rights



Entrance hallway with doubled glazed arch doors to the front providing views over the Fells. The hall has a radiator and a tiled floor with a feature Yorkshire Rose to the centre. Off the entrance hall is access to a cloak area and a two piece suite comprising of, a wash hand basin, low flush w.c., tiled floor, radiator and a window to the front.

The entrance hall leads into the most fabulous open plan living, kitchen and dining area with an integrated sound system, Karndean style flooring and underfloor heating. The living area has an ornamental fire place, an understairs cupboard/dog area to the front and double doors leading out to the rear garden. The dining area has a window to the rear and a recessed T.V into the wall. The kitchen area offers a selection of modern wall, drawer and base units in dusky pink with marble worktop surfaces over, a double stainless steel sink, a window to front and side, space for an American style fridge/freezer, space for an electric Rangemaster cooker, an Elisa extractor above, integrated dishwasher and an Island unit with cupboards and display cabinets. The kitchen is open to a boot room area with a door to the integral garage and has further cabinets and marble worktop surfaces, an integrated microwave and a door with a full glass panel leading out to the rear garden.

The integral garage is accessed from the kitchen/boot room area with loft access for storage and an up and over garage door. There are windows to one side, the monitor for the septic tank, oil boiler, comms system,

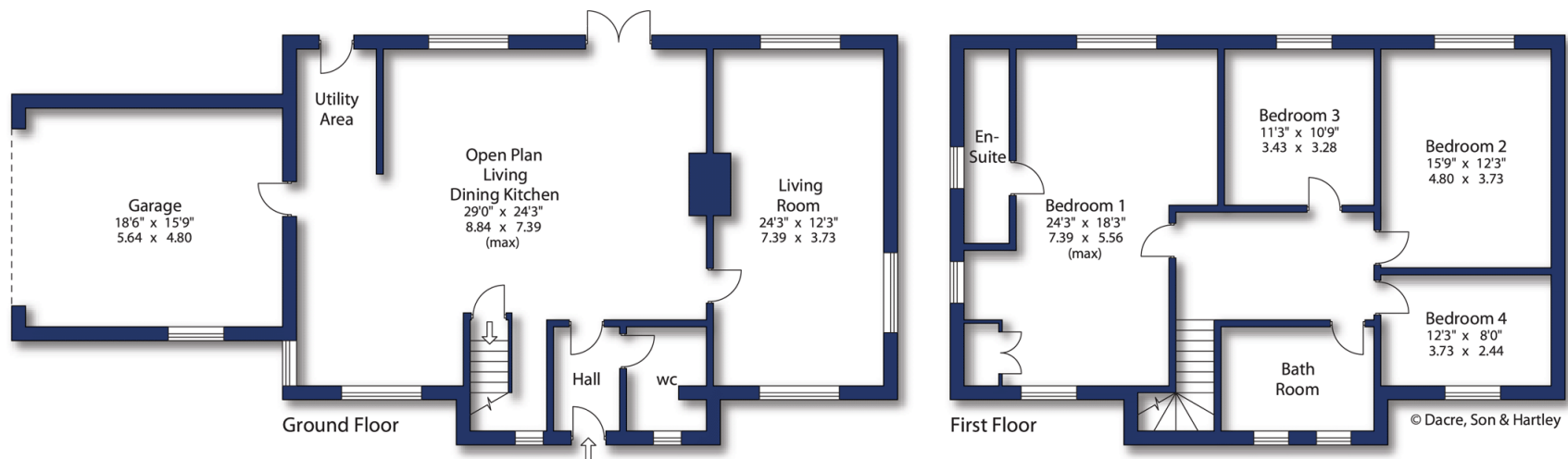
underfloor heating pipes, the water filtration system including UV filters and a pressurised tank.

Also to the ground floor is an elegant living room with a feature open fireplace, radiators and windows to three sides providing plenty of light and fabulous views.

To the first floor with a picture window on the half landing. The landing to the first floor provides loft access with a pull down ladder and an area with Library shelving. First, into the large master bedroom with wood effect flooring, fitted storage cupboards and windows to the front, rear and side giving superb views over the rear garden and fells to the front. The en-suite provides an oversized shower cubicle with attachment and rain hood, a pedestal wash hand basin, low flush w.c., heated towel rail and a window to the side. Bedroom two and three are to the rear with windows and radiator. The fourth bedroom is to the front with radiator and window. The family bathroom comprises of, a marble tiled floor and part tiled walls, a heated towel rail, a bath with shower attachment and rain hood over, wash hand basin, concealed cistern w.c., and two windows to the front with sparkly tiled window sill.

Externally, you enter the grounds via a five bar gate which provides access to the block paved driveway leading to the side of house and to the garage door. To the front of the property is a lawned area with the hatch for the septic tank and a personal gate leads out to the track. There are steps up the front with a gravelled area and the lawn sweeps round to the side. The rear garden provides a quiet and tranquil space with a gravelled area and a paved patio area which stretches upwards to a lawn, a meandering path leads from the fire pit to a further seating area and there are stone walls to the boundary.

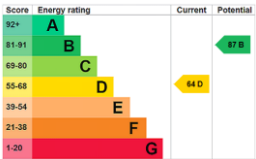
Floorplans



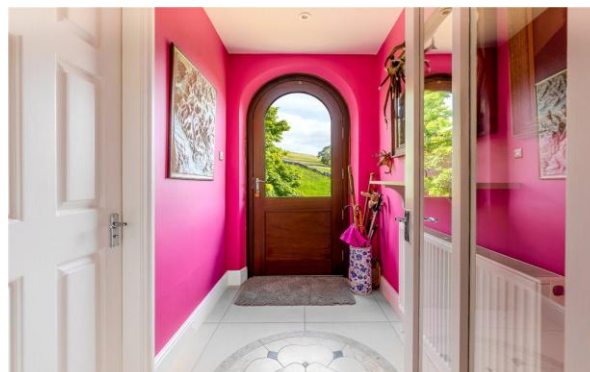
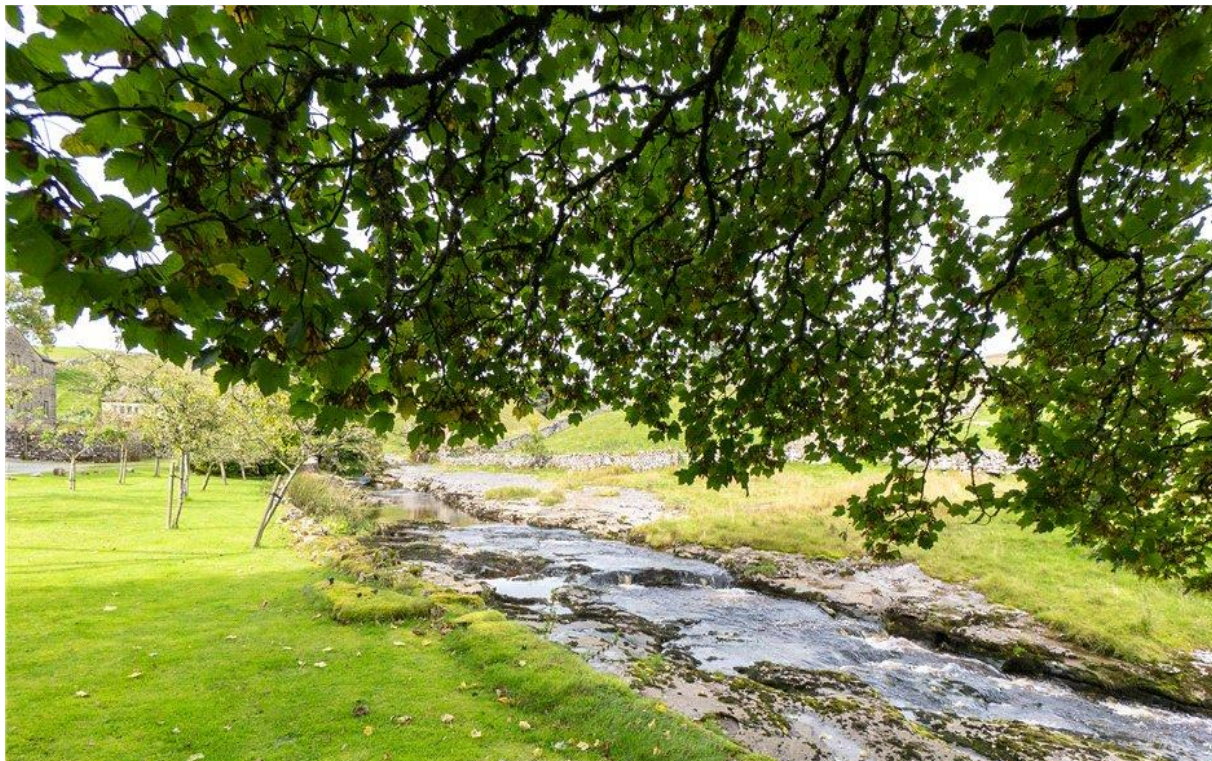
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Contact us



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Directions

From Skipton, proceed north on the B6265 towards Grassington, continue on the B6160 to Buckden. At Buckden bear left towards Hubberholme and Hawes, past the George Inn. Travel along the side of the river for approximately four miles where the property is in a small hamlet, taking a left at the fork in the road and located on the right.

What3Words ready.beakers.chucks

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity is installed. Water is shared from tanks on the hillside, but you could add a private bore hole. The property has a sole septic tank located in the garden to the front.
- A double garage and parking is on site.
- The property is located in the Yorkshire Dales National Park.
- Neighbours have access rights to their properties over the track

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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