



2 Pendle View, Hellifield, Skipton, BD23 4HH

A three bedroom Victorian terrace situated in the Dales village of Hellifield, offering spacious and versatile accommodation arranged over three floors, together with a patio garden, off-road parking and an EV charger.

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2 Pendle View, Hellifield, Skipton, North Yorkshire, BD23 4HH

Settle 6 miles, Skipton 9 miles, Leeds 38 miles (all distances approximate)

Guide Price: £199,950

- Three bedroom mid terrace
- Living kitchen
- Dining room
- Shower room plus two ensembles
- Patio garden
- Off road parking with EV charger
- Good rail and transport links



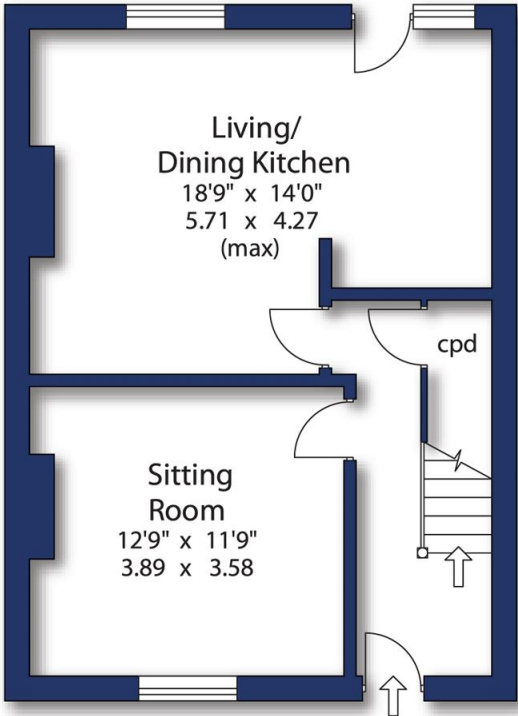
General remarks

Entering through the part-glazed uPVC front door, the welcoming hallway provides a light and airy space with oak flooring, space for coats and shoes, and a useful understairs storage area with space and plumbing for a washing machine and tumble dryer. To the left is the sitting/dining room, featuring a character cast-iron fireplace, coved ceiling with ceiling rose, recessed alcoves and a window overlooking the front. To the rear of the property is the dining kitchen, a generous and versatile space with a wooden fireplace housing an open-fire insert, fitted carpets, window and external door leading to the rear patio garden. There is ample room for a dining table and chairs as well as a sofa, making this a sociable family space. The kitchen itself is fitted with a good range of wall and base units, a breakfast bar, complementary work surfaces and a stainless-steel sink with mixer tap. Appliances include a Bosch four-ring gas hob, single oven, freestanding dishwasher and Candy fridge freezer.

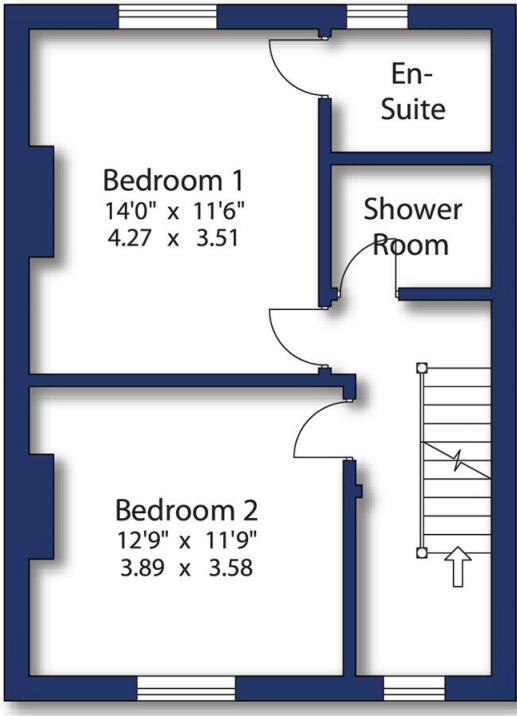
On the first floor are two good-sized double bedrooms and the family shower room. The rear bedroom benefits from an en-suite bathroom comprising a bath with shower over, wash hand basin, WC and frosted rear window. The family shower room is fitted with a shower, wash hand basin, WC, heated towel rail and extractor fan. The second floor provides a further double bedroom with en-suite facilities. The bedroom features a cabin bed, two Velux windows and useful under-eaves storage. The en-suite comprises a shower, wash hand basin, WC and extractor fan.

Outside, the property benefits from a paved driveway to the front with an EV charging point. To the rear is a private patio garden with a selection of plants, two useful sheds providing excellent storage and a patio seating area. The rear garden can be accessed directly from the kitchen or via a side access route over 3 and 4 Pendle View.

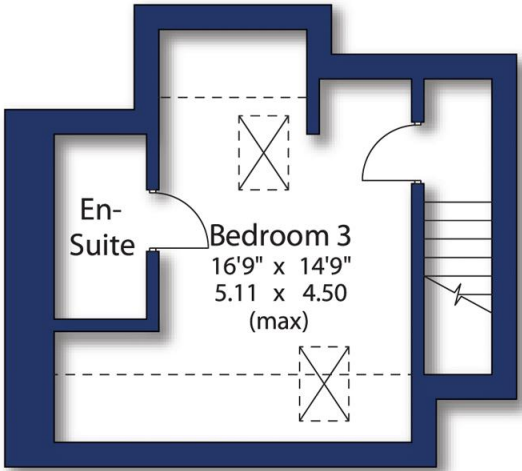
Floorplans



Ground Floor



First Floor



Second Floor © Dacre, Son & Hartley



Mortgage
Advice Bureau

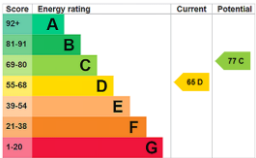
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Contact us



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The village of Hellifield is situated 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.

Directions

Enter Hellifield from the direction of Settle and proceed past Townson Tractors and Hellifield Primary School on the right hand side. Pendle View can be found on the left hand side, identified by our for sale board. What3Words builds.invest.lawyer

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.
- Off road parking to front with EV charger.

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: SET230009