DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £415,000

- Semi detached property
- Two bedrooms
- Highly regarded Dales village location
- Maintained gardens and patio area
- Private driveway parking
- In need of modernisation
- No onward chain

Rose Cottage, Appletreewick, Skipton, North Yorkshire, BD23 6DA

Situated in the idyllic village of Appletreewick, this charming stone built cottage offers an appealing blend of character and comfort. Arranged over two floors, the property provides two bedrooms, complemented by a fabulous private garden and the added benefit of off street parking. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. NO ONWARD CHAIN

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Rose Cottage, Appletreewick, Skipton, BD23 6DA

Harrogate 22 miles, Skipton 12 miles, Leeds 29 miles (all distances approximate)

General remarks

Upon entering the property from the side elevation, you are welcomed into a spacious and characterful living room, featuring two Velux roof windows which, together with the additional windows, allow for an abundance of natural light and create a pleasant dual aspect feel. The room retains a wealth of charm, with an attractive exposed stone wall and exposed timber lintel providing a delightful focal point. The kitchen is fitted with a range of base, wall and drawer units, complemented by wooden worktop surfaces. There is a four ring electric hob, with an electric oven beneath and extractor fan above, together with plumbing and space for both a washing machine and dishwasher. From here, there is access to a versatile ground floor room, currently suitable for use as a bedroom or home office, which also benefits from access to the front elevation.

Stairs lead to the first floor accommodation, with a half landing providing access to a separate w.c., fitted with a low level w.c. and pedestal wash hand basin. Continuing to the main landing, there is access to the principal bedroom, a well-proportioned room featuring a traditional Victorian style cast iron fireplace with an attractive stone surround, adding further character and charm. The house bathroom is also located on this floor and comprises a three piece suite, including a panelled bath with shower over, pedestal wash hand basin and low level w.c. Further features include an extractor fan, chrome heated towel rail and a useful airing cupboard, providing additional storage.

Externally, the property benefits from private parking to the side, accessed via a shared driveway over a cattle grid. The property is further complemented by a generous, well established garden, offering an attractive combination of lawned areas, mature trees, established shrubs and colourful planting. A paved patio provides an ideal space for outdoor seating and entertaining, while the surrounding greenery creates a peaceful and private setting. Further features include a greenhouse, raised vegetable beds and mature hedging, making this a particularly appealing outdoor space for those who enjoy gardening and spending time outside.

Directions

From Skipton, proceed via Embsay and Eastby, enjoying the scenic hillside route before descending towards Barden Towers. At Barden Towers, take the signposted right turn towards Appletreewick. After approximately two miles, you will reach a T-junction, turn left into Appletreewick and continue past the historic church on your right. The property is situated a short distance further along, on the right hand side, and is easily identified by the Dacre, Son & Hartley 'For Sale' board. Turn right over the cattle grid, then bear right to reach the property's parking area. what3words sushi.ballooned.awakening

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are on site. Domestic heating is from an oil boiler.
- The property benefits from oil fired central heating, currently supplied via a shared oil storage tank. The vendors have indicated their willingness to arrange for the installation of a separate oil storage tank for the property, subject to the purchasers wishing to continue with oil fired heating.
- Driveway parking is on site.
- Please note that this property is located in a conservation area and in the Yorkshire Dales National Park.
- Please note that there is a right of access for Lassie Croft to access their property. Rose Barn (neighbour attached) has a right of access via footpath to the rear for bins access and servicing their property as required.

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

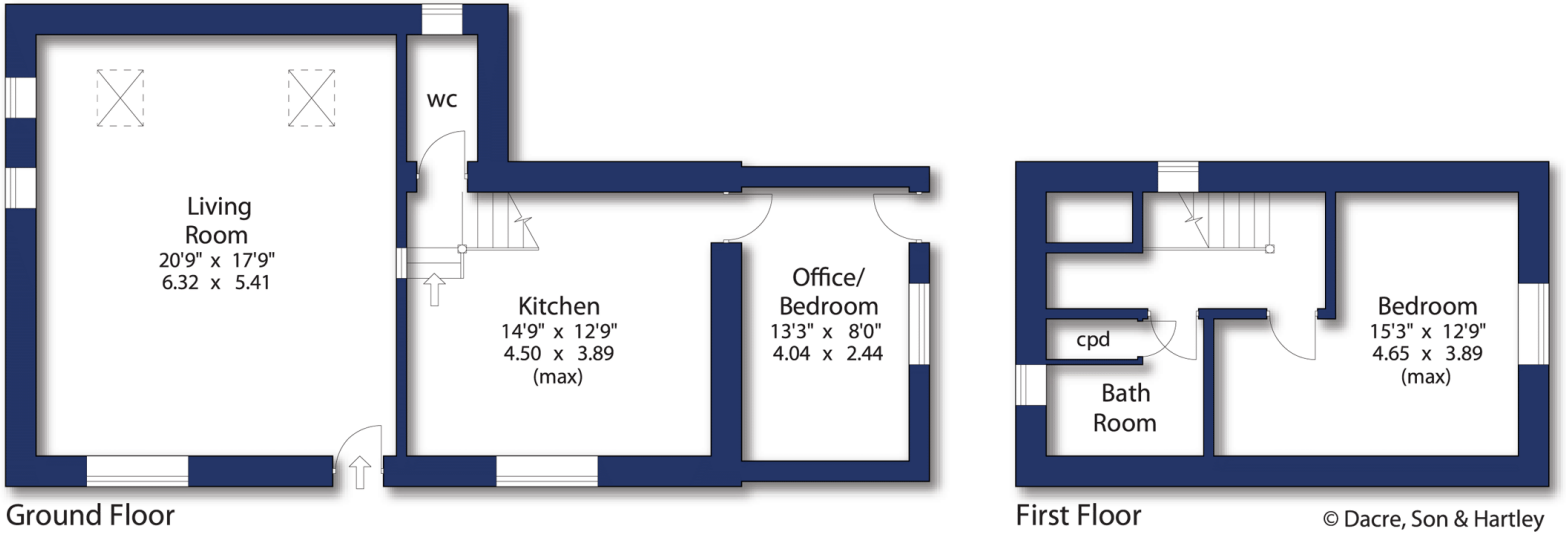
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

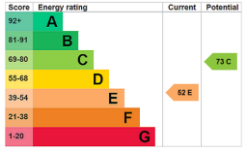
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Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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