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2 Ribble Cottages, Wigglesworth, Skipton, North Yorkshire, BD23 4RJ

A superb three bedroom conversion of a former barn set within the popular Dales village of Wigglesworth with garden and single garage.

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2 Ribble Cottages, Wigglesworth, Skipton, North Yorkshire, BD23 4RJ

Lancaster 31 miles, Skipton 14 miles, Leeds 40 miles (all distances approximate)

Guide Price: £299,950

- Spacious reception room with stone fireplace, multi-fuel stove and French doors to the garden
- Fitted kitchen with integrated electric oven and hob
- Ground floor cloakroom with WC
- Single garage with power and lighting
- Village setting







General remarks

A splendid three-bedroom barn conversion situated in the popular Dales village of Wigglesworth, offering spacious accommodation throughout. The property benefits from propane gas central heating and double glazing, alongside low-maintenance gardens and a single garage.

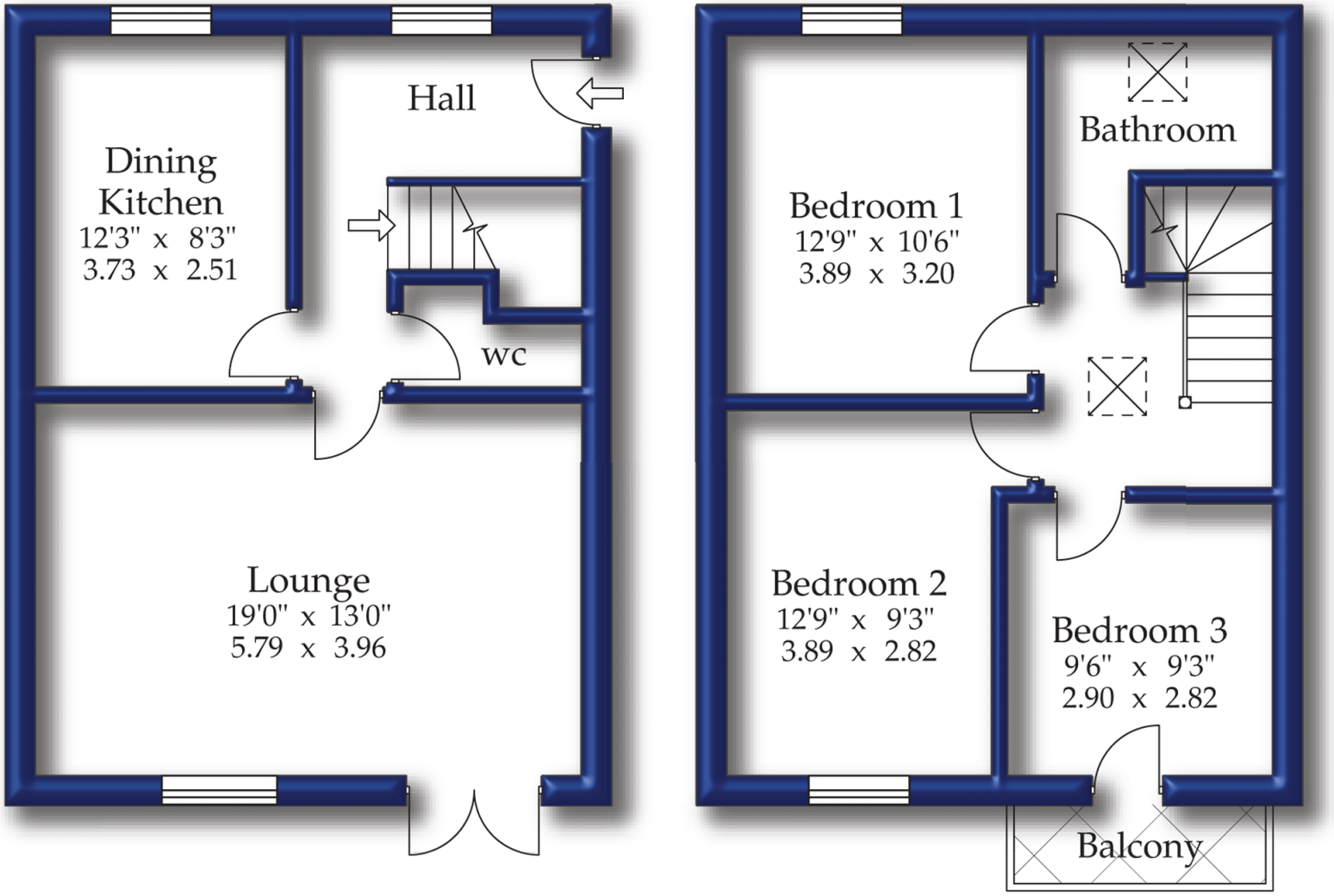
The accommodation briefly comprises a stone-arched covered entrance leading into the hallway. To the rear is a bright reception room featuring a rear-facing window and an arched window with two French doors opening onto the garden. A focal dressed stone fireplace with a flagged hearth houses a multi-fuel stove. To the front is the kitchen, fitted with tiled flooring, a range of wall and base units, an integrated electric oven, and an electric hob along with plumbing for washing machine and dishwasher. Off the hallway is a cloakroom with a low-flush WC, pedestal wash hand basin, radiator, and ceiling lighting.

To the first floor are three double bedrooms and a house bathroom comprising a bath with a shower over, a WC, and a pedestal wash hand basin. One of the bedrooms has access to a balcony with pleasant outdoor seating area. There is a boarded loft for storage with a pull down ladder.

Externally, a front patio area bordered by traditional dry stone walling features a flagged path and steps leading up to the stone-arched entrance. A shared gravelled driveway provides access to a single garage with an up-and-over door, power, and lighting. A pedestrian gate and pathway lead to the easily maintained rear garden, which neatly conceals the underground propane gas tank.

The property is located within the small village of Wigglesworth. There is a village Inn/restaurant, the market town of Settle is within some five miles and offers a wide range of shops and other amenities including modern supermarket, schools catering for all age groups with neighbouring Giggleswick including the renowned public school. Settle is also home to the famous Settle to Carlisle railway line and there are also rail services to Leeds and Bradford. The railway station at nearby Long Preston is within a couple of miles of Wigglesworth and there is access to the M6 via Kirkby Lonsdale and Preston.

Floorplans



Ground Floor First Floor

Mortgage Advice Bureau
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Dacres Surveys
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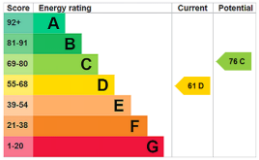









Contact us

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settle@dacres.co.uk

The village is located amidst scenic countryside separating the Yorkshire Dales National Park from the Forest of Bowland and it is an excellent location for those who enjoy outdoor living whilst also having reasonable commuting access to many Yorkshire and Lancashire business centres.

What3Words realm.scared.forgotten

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains Electricity and Water are installed.
- LPG Gas central heating. Private drainage. The septic tank is located in the Plough grounds and is shared with other properties.
- Garage

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: SET260217