DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY

Offers in the region of: £400,000

- Three bedrooms plus attic room
- Stone built cottage
- Two bathrooms
- Many character features
- Private parking included
- Village location within Yorkshire Dales National Park
- Local pub and tearoom
- No onward chain

10 Chapel Lane, Hebden, Skipton, BD23 5DT

Located centrally to the village of Hebden is this character three bedroom period cottage with ample charm. There is also the addition of a spacious attic room, off street parking and paved patio area to the rear.
NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk

10 Chapel Lane, Hebden, Skipton, North Yorkshire, BD23 5DT

Harrogate 22 miles, Skipton 11 miles, Leeds 33 miles (all distances approximate)

General remarks

On entering the property from the front elevation, into the entrance hall with open staircase leading to the first floor and access to the ground floor accommodation. The dining room is to the front with original sash windows, fitted cupboards and drawers, picture rail, coving and the inclusion of a cast iron multi fuel stove set within a stone hearth and lintel above. Following the property through to the kitchen with tiled flooring, an array of base and wall units with granite worktops over, ceramic one and a half bowl sink and drainer, Stoves range cooker with six ring induction hob and Rangemaster extractor fan above, this flows into the utility room with plumbing for a washing machine and dishwasher, composite bowl and drainer sink with granite worktops over, large pantry cupboard, door leading to the rear patio area and access to the downstairs cloakroom with ceramic wash basin with fitted cupboard below, extractor fan and tiled walls and flooring. Also to the ground floor, is the spacious living room to the front, with original sash windows, picture rail, coving and feature fireplace with matching marble hearth and surround with a cast iron open fire.

To the first floor, is the split level landing with Velux window allowing for an array of natural lighting. The master bedroom to the front of the property with original sash window, pine flooring, walk in wardrobe and a cast iron open fire with marble surround and hearth. Bedroom two is also to the front with original sash windows, pine flooring and cast iron fireplace. The third bedroom is to the rear of the property, with pine flooring and superb views of the open countryside. The shower room is adjacent to this bedroom, comprising of a pedestal hand wash basin, corner shower cubicle with tiled surround, heated towel rail and pine flooring. The house bathroom is also located on this floor, comprising of a panelled bath, w.c., pedestal wash basin, fitted storage cupboard and Velux window.

Following the property up to the second floor, where the attic room is located, making an ideal home office/potential bedroom with amazing long distance views to the rear, exposed stonework and ample eaves storage.

Externally, to the front of the property is a private garden area with shrubbery, flowerbeds and off street parking for one vehicle. To the rear is an additional stone paved patio seating area.

Directions

On entering the village of Grassington follow Hebden Road round passing the first school on the right following the signs for Hebden. On entering Hebden drive past the Clarendon Hotel, turn right on to Main Street, then after a short distance turn right on to Chapel Lane then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.
what3words fulfilled.press.luxury

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are on site. Domestic heating is from an oil boiler
- 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 over number 9 to the rear and also for number 11 to access over this property's land to the rear

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.

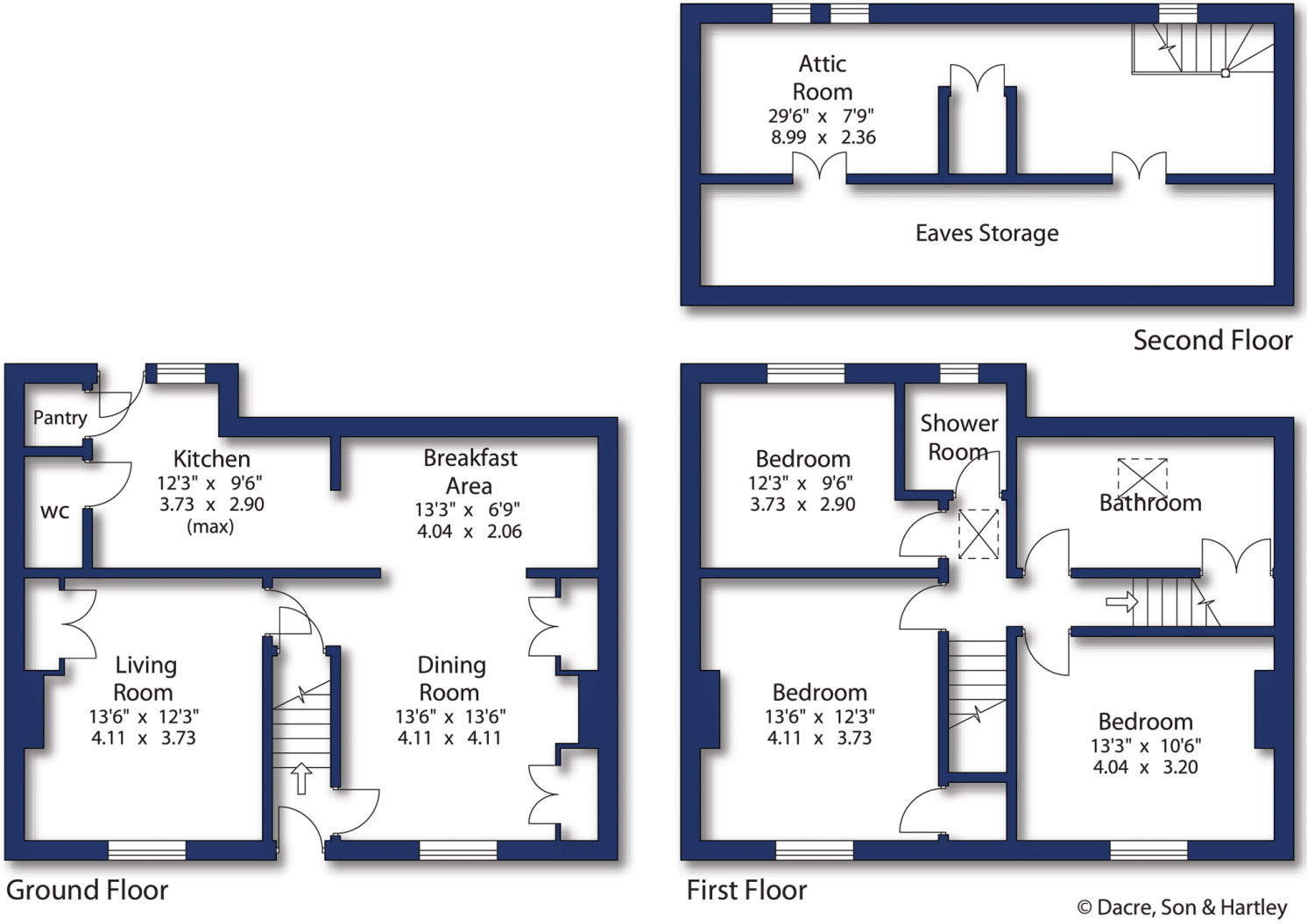
Buyer Anti Money Laundering Checks

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 £26.10 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.

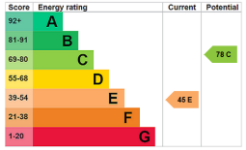
Referral fees

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: SKI230024/BCH/060526/1

Floorplans



© Dacre, Son & Hartley



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.

Contact us
01756 701010
skipton@dacres.co.uk