



1 Hawshaw Lodge, Lothersdale, North Yorkshire, BD20 8HP

A fabulous end property set in an exclusive horse shoe development on the outskirts of Lothersdale. With open views over fields and stunning accommodation with 4/5 bedrooms all finished with amazing wood doors, beams and stone floors. Also benefitting from a small garden and double garage.

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Harrogate 31 miles, Skipton 7 miles, Leeds 30 miles (all distances approximate)

Offers in Region of: £550,000

- End mews property
- Four bedrooms plus business office
- Two Ensuites and a family bathroom
- Good finish with high quality fixtures and fittings
- Exposed beams and wood floors
- Garden and patio area
- Double garage and parking



General remarks

Through a pair of double glazed French doors into the main hallway with a stone floor, underfloor heating, staircase to the first floor and access to a two piece suite with close coupled w.c. and pedestal wash hand basin.

From the hall is the kitchen with a selection of modern Country style wall, drawer and base units with wooden worktop surfaces and green glass splashbacks, a Belfast sink with mixer tap, space for an American style fridge/freezer, space for a washing machine or a fridge and two windows to the front. Also accessed from the hall is the living room with a wood burning stove and stone fireplace, wood flooring and two windows to the front.

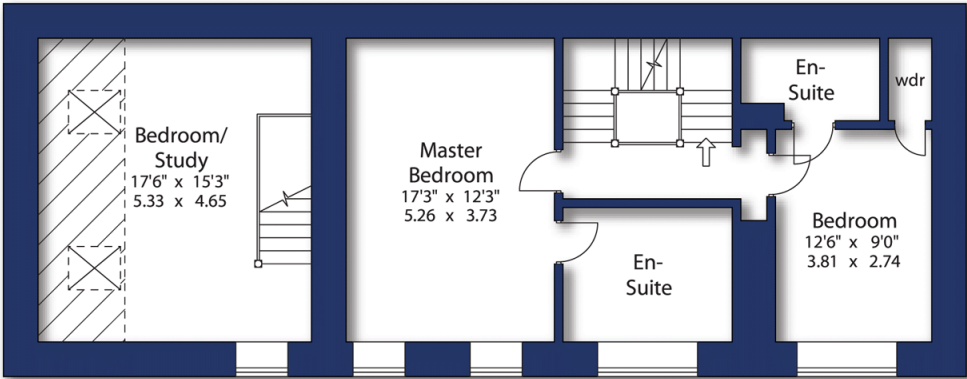
To the ground floor is a further small hallway having a utility cupboard with plumbing for a washing machine and a further cupboard housing the boiler. Then leading through to an entrance dining hallway with tank cupboard, stone floor, composite door and windows to the

side along with a second staircase with wooden balustrade leading to the upper floor. This staircase leads to a room with a beautiful exposed stone wall, a window to the front and pair of skylight windows to the side.

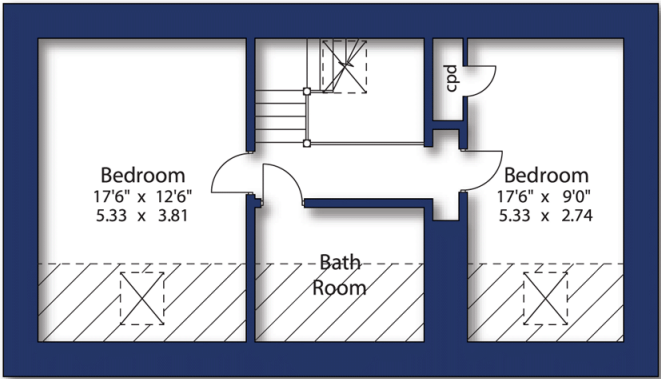
Back to the main hallway, the staircase leads to a first floor landing providing access to a master bedroom with fitted shelving, storage area, two windows to the front and an en-suite comprising of, an open glass screen shower cubicle with modern rain hood shower and shower attachment, chrome heated towel rail, close coupled w.c., pedestal wash hand basin, tiled walls and floors and a lovely feature arched sunrise window. The next bedroom has two windows to the front, a walk-in wardrobe and a fully tiled en-suite comprising of, a shower cubicle, low flush w.c., pedestal wash hand basin and heated towel rail.

To the second floor landing with skylight window and access to two further bedrooms. The larger bedroom has a skylight window and the second bedroom with skylight window and fitted cupboard. The bathroom offers a three piece suite which includes a bath, pedestal wash hand basin and low flush w.c.

Floorplans

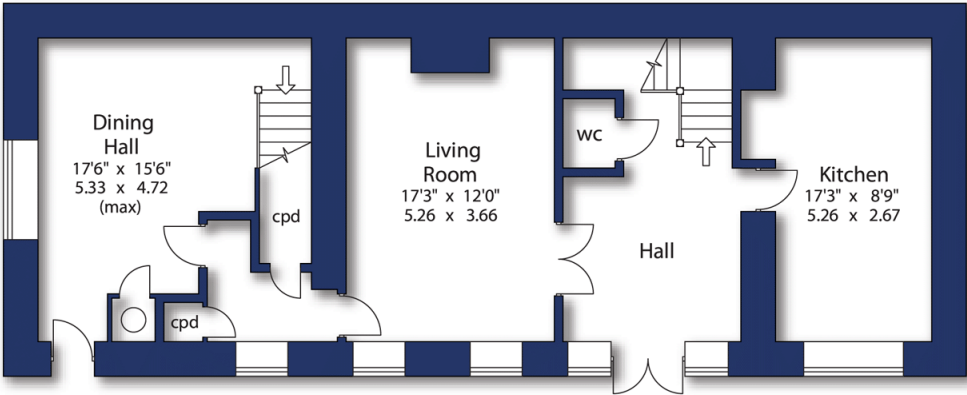


First Floor



Second Floor

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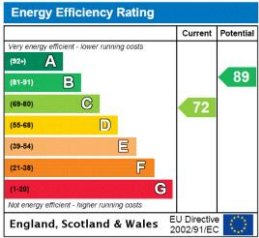


Ground Floor

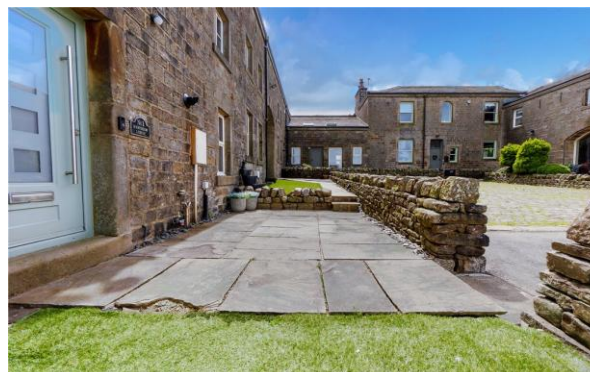
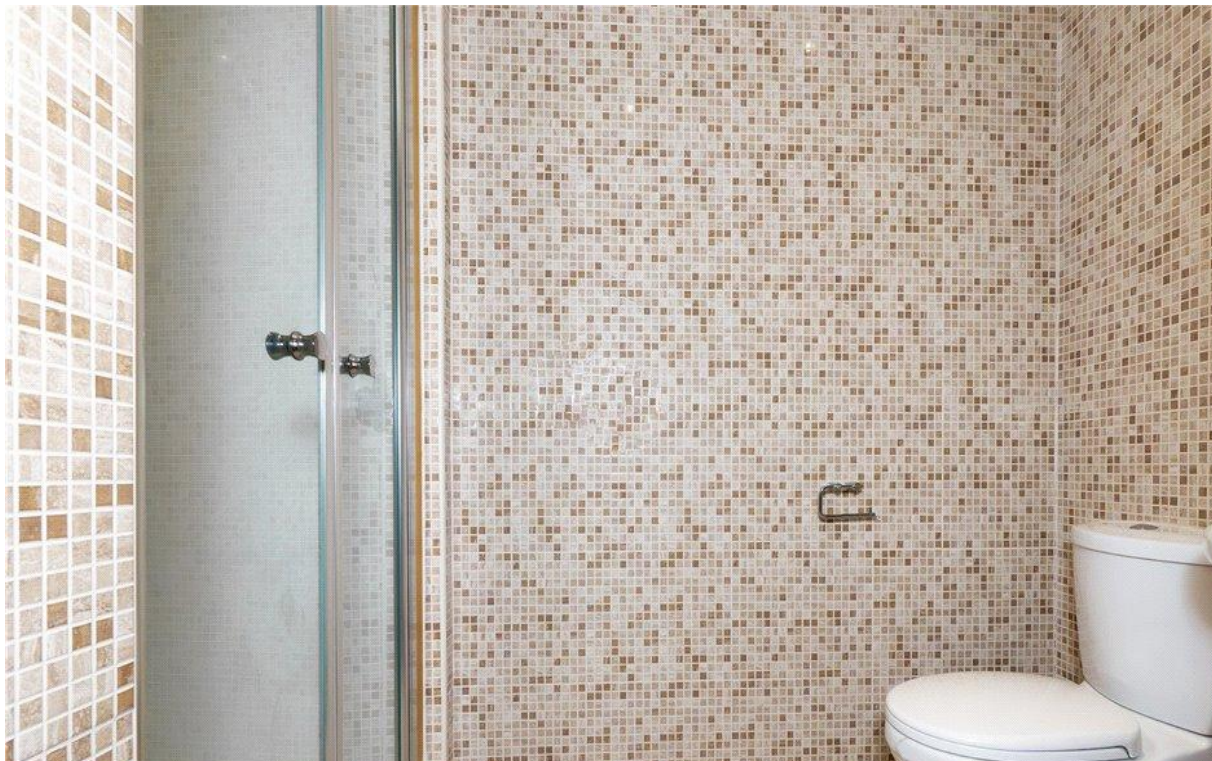
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Directions

Upon leaving Skipton head south along Carleton Road, through Carleton village and follow the signs for Colne. Continue along West Road. From here take a left into Hawshaw Lodge and follow the road round. the property can be seen on your left marked by our Dacre Son & Hartley 'For Sale' board. What3Words croutons.perfume.marked

Local Authority & Council Tax Band

- North Yorkshire County Council,
- Council Tax Band F

Tenure, Services & Parking

- Leasehold. 999 years from 2005. Management charge of £500 PA paid to Hawshaw Management Company.
- The tarmac areas are owned by Hawshaw Management Company, with a right of access over it
- Mains electricity is installed. Domestic heating is from and oil fired boiler, via part underfloor heating and part radiators.
- The borehole and septic tank are shared between the 5 houses.
- Subletting is not allowed

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is likely available from at least one of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.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.

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 £24.00 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), Dacre, Son & Hartley reserves 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

CONTACT US



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