







PRIMROSE COTTAGE, 1 OLD MASONS YARD, CLAPHAM
£265,000

Neil Wright ASSOCIATES

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PRIMROSE COTTAGE, 1 OLD MASON YARD, CLAPHAM, LA2 8EB

Stone built 2 bedroomed barn conversion located in a convenient position on the edge of Clapham Village.
Offering accommodation laid over 2 floors, with double glazed windows, and oil-fired central heating.

Ideal property for first time buyer, retired couple, holiday home or investor.

Ready for immediate occupation with no onward chain.
Contribution to Legal Fees. 2 year mortgage discount available.

Clapham is a popular conservation Village on the edge of the Yorkshire Dales National Park, the village has community facilities including shop, church, public houses/hotel, village hall etc.

Situated approximately 6 miles from the market town of Settle and 6 miles from the market town of High Bentham, which both have local amenities and a railway station with Clapham Station approximately 1 mile away with links to Lancaster, Skipton and Leeds.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Hall, Lounge, Kitchen.

First Floor
Landing, 2 Bedrooms, Bathroom.

Outside
Enclosed Rear Yard Area, Allocated Parking Space.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:
Part glazed external entrance door, staircase to first floor, under stairs store cupboard, and radiator.

Lounge:
20’0” x 10’6” (6.09 x 3.20)
Double glazed door with side panels, multi-fuel stove in recess on flagged hearth with wood mantle, and radiator.





Kitchen:
With range of kitchen base with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, electric hob, extractor hood, double glazed window, recessed spotlights, radiator.





FIRST FLOOR:

Landing:
With double glazed window, radiator, Velux roof light, access to 2 bedrooms and bathroom, cupboard housing oil fired central heating boiler.

Bedroom 1:
11'0" x 11'4" (3.35 x 3.45)
Low-level double-glazed window, conservation roof light, radiator.





Bedroom 2:
11'0" x 8'3" (3.35 x 2.51)
Two slit double-glazed windows, conservation roof light, radiator.





Bathroom:
5'0" x 7'0" (1.52 x 2.13) plus 3'5" x 3'6" (1.04 x 1.06)
L shaped three-piece white bathroom suite comprising bath with shower off the taps, pedestal wash hand basin, radiator, double glazed window.





WC,



Outside:
Rear enclosed yard area.
Allocated Parking Space.

Directions:
From the A65 from Settle, take the first turning into Clapham, go across the river bridge and take the second turning on the right on to Cross Haw Lane, go straight down to the end then turn right as if going to the village hall and Mason Yard is on the left. A For Sale Board is erected.

Tenure:
Freehold with vacant possession on completion.

Services:
Mains electric, water, drainage, and oil heating are connected.

Internet/Mobile Coverage:
The Ofcom website https://checker.ofcom.org.uk/ shows that Internet is available, and mobile coverage is available.

Flooding:
Check for flooding in England - GOV.UK shows that the risk of flooding is very low.

Viewing:
Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:
If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction.
In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services.
The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

Marketing:
Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

1, Old Masons Yard
Clapham
LANCASTER
LA2 8EB

Energy rating

D

Valid until	Certificate number
2 June 2035	2387-3051-9205-1245-1204

Property type	End-terrace house
Total floor area	71 square metres

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The UK's number one property website

The Property Ombudsman
www.tpos.co.uk

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