



3 PENDLE VIEW, LONG PRESTON £325,000





3 PENDLE VIEW, LONG PRESTON, BD23 4PS

Substantial, stone built, 3 bedroom mid terrace house located in a superb position on a small cul de sac street near to the centre of Long Preston Village having the benefit of pleasant open views to the front.

Spacious, well maintained accommodation laid over two floors plus a cellar with unrestricted parking to the front and pleasant enclosed rear garden and outbuilding.

Light and airy with some original features evident, upvc double glazed windows and gas fired central heating.

Ideal property for a family buyer, second home, holiday cottage or investment purposes.

Quality fixtures and fittings throughout, well worthy of internal inspection to appreciate the high ceilings, modern kitchen and bathroom and the views.

Long Preston is a popular village located within The Yorkshire Dales National Park approximately 4 miles from the market town of Settle.

Set amid scenic countryside the village has an active community with Church, village store, village hall and transport links to Settle, 4 miles, Skipton 12 miles and Lancaster, 30 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge, Dining Kitchen

Lower Ground Floor:

Cellars

First Floor:

Landing, 3 Bedrooms, Bathroom

Outside:

Fore garden, Rear Garden, Outbuilding.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'0" x 16'2" (2.13 x 4.92)

Part glazed wide door, fan light, staircase to the first floor, corniced ceiling, mat well, side window, access to cellar, radiator.



Lounge:

15'8" to bay x 12'6" (4.77 x 3.81)

Upvc double glazed bay window, corniced ceiling, picture rail, marble fireplace with marble inset and hearth, flame effect fire, radiator, wall lights.



Living Kitchen:

13'0" x 11'3" (3.96 x 3.42)

Range of modern kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer taps, electric oven, gas hob, built in dishwasher, built in fridge, tiled floor, space for table, radiator, ½ glazed rear entrance door.



LOWER GROUND FLOOR:

Cellar Room 1:

7'0" x 11'7" (2.13 x 3.53)

Stone steps, asphalt floor.

Cellar Room 2:

12'2" x 11'7" (3.70 x 3.53)

Slate storage shelves, asphalt floor, single glazed window.



FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom.

Bedroom 1:

13'0" x 12'0" (3.96 x 3.65) to the chimney breast

Upvc double glazed window with views, range of built in furniture, wardrobes, drawers, radiator.



Bedroom 2:

13'2" x 12'7" (4.01 x 3.83)

Double bedroom, upvc double glazed window, radiator.





Bedroom 3: To the front

8'8" x 7'2" (2.64 x 2.18)

Upvc double glazed window, bulkhead store cupboard, radiator.



Bathroom:

7'2" x 9'7" (2.18 x 2.92)

WC, pedestal wash hand basin, upvc double glazed window, heated towel rail, cylinder/airing cupboard, shower enclosure with shower off the system.

OUTSIDE:

Front:

Pleasant foregarden, unrestricted parking.

Rear:

Walled boundary, borders with shrubs, paved paths, rear pedestrian access, stone outbuilding with WC and sink.



**Tenure:**

Freehold.

Age:

1900s

Floor Area:

1040 ft² excluding cellar.

Services:

All mains services are connected to the property.

Internet/Mobile Coverage:

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

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.

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. 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.

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.



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

Council Tax Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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