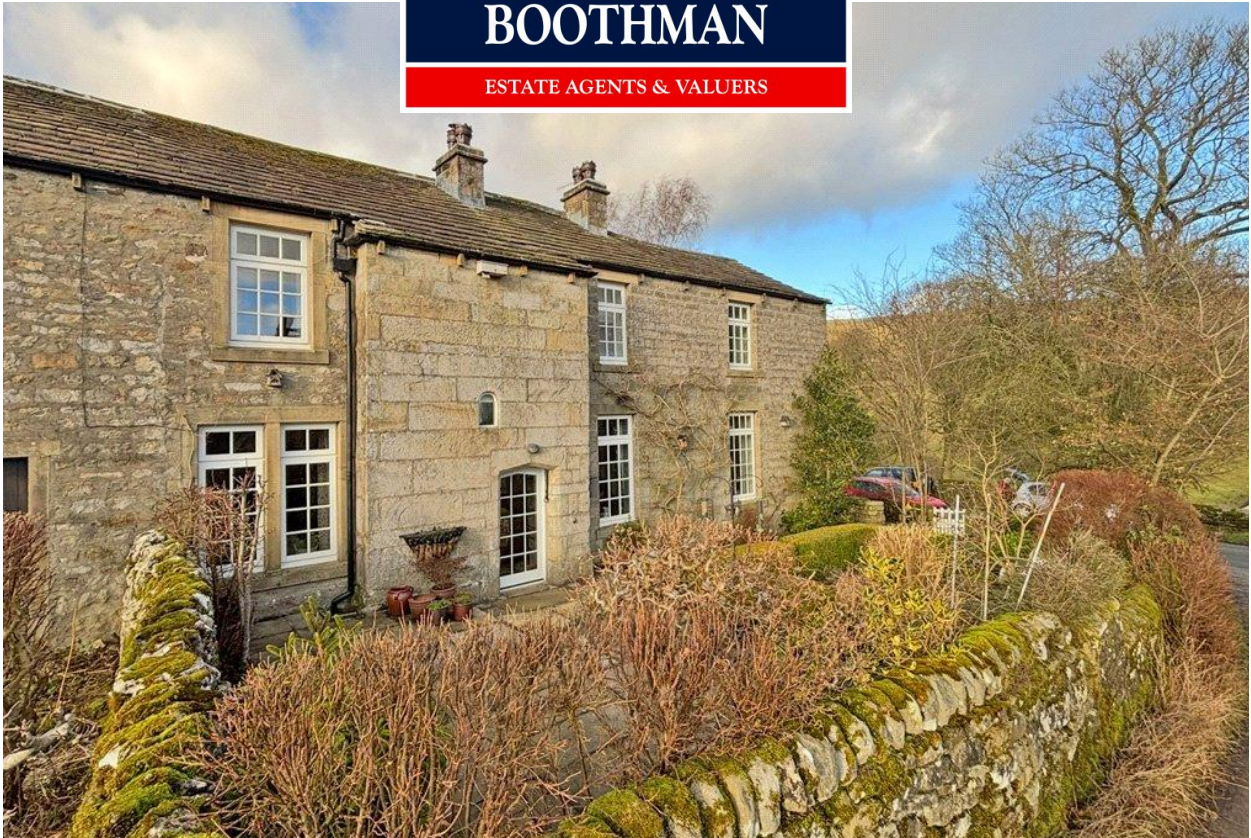


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Croft House, Hebden BD23 5DX
Asking Price: £650,000



+ 4



+ 2



- Character four-bedroom family home
- Parking and garaging
- Idyllic Dales village location
- Deceptively spacious living accommodation
- Good sized low maintenance gardens

This truly outstanding individual four bedroomed stone semi-detached property provides superbly appointed, beautifully presented and spacious accommodation of exceptional merit enjoying an idyllic location within the Dales village of Hebden.



Croft House stands in attractive gardens including a parking space for one vehicle together with the advantage of a single garage.

Offering a wealth of charm with original character features whilst benefitting from modern fixtures and fittings, parts of the property date back as far as the 17th Century.

Very strongly recommended for inspection, this family sized home of distinction with oil fired central heating, sealed unit double glazing, quality fittings and fixtures, offers briefly:

An inner hallway with useful understair storage cupboards, a sitting room with triple aspect windows providing an abundance of natural light, a ground floor w/c, an integral single garage with a mezzanine level for further storage, a beautifully appointed kitchen with modern fitted wall and base units and a dining room with a stunning original Inglenook fireplace. To the first floor there are four good sized double bedrooms, a landing with ample space to be used for a home office setup, a superbly appointed modern ensuite shower room and a house bathroom with a three-piece contemporary suite.

Externally to the front and side of the property there are meticulously maintained gardens planned for ease of maintenance. There is also the rare addition of a driveway with parking for one vehicle which could potentially be widened to create further driveway space.

Surrounded by beautiful open countryside in the picturesque Yorkshire Dales National Park, the very popular village of Hebden stands less than two miles east of Grassington which offers a wide variety of



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everyday shops, amenities, recreational facilities and sports clubs. Grassington also includes an excellent primary school and nearby Threshfield offers the well respected Upper Wharfedale Secondary School.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa eleven miles away to the south offering more extensive shops and amenities together with Ermysteds Boys Grammar School and Skipton Girls High School.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Hebden is served by a bus service. The nearby award-winning Clarendon Hotel includes a bar and restaurant, whilst Hebden also has the popular Old School Tea Room. The local area is renowned for its stunning scenery providing an excellent landscape for walking, cycling, fell running, horse riding and an extensive variety of outdoor pursuits.

Certainly offering a unique opportunity, Croft House is delightfully positioned and comprises in further detail:

GROUND FLOOR

SITTING ROOM

16'8" x 16'5" with triple aspect timber framed sealed unit double glazed windows providing an abundance of natural light. Central heating radiators. Picture rail. Ceiling coving. Feature fireplace with an original cast iron open fire and a carved ornate marble surround. Wall lights.

INNER HALLWAY

Central heating radiator. Sealed unit timber framed double glazed window. Useful understair cloakroom cupboard and further storage cupboard. Staircase to first floor with a turned wood spindled balustrade. Delph shelf.

DINING ROOM

17'9" x 17'2" with sealed unit timber framed double glazed windows and a matching front entrance door. Exposed stone walls. Wall lights. Central heating radiator. Beautiful original Inglenook fireplace with a cast iron log burning stove.

KITCHEN

13'11" x 7'5" with sealed unit timber framed double glazed windows with stunning open countryside views. Recessed low voltage ceiling spotlights. Karndean flooring. Central heating radiator. Modern fitted wall and base units with contrasting granite effect worktops and tiled surrounds. Plumbing for a dishwasher. Bosch fan assisted oven. Bosch ceramic four ring induction hob with a stainless steel extractor canopy over. Stainless steel one and a half bowl sink and drainer with chrome hot and cold mixer tap.

REAR HALLWAY

Karndean flooring. Access to the integral single garage.

W/C

Sealed unit timber framed double glazed window. Karndean flooring. Ceramic wash basin with chrome hot and cold taps. Low suite w/c. Storage cupboard housing the oil fired base boiler and plumbing for the washer dryer.

INTEGRAL GARAGE

14'6" x 8' with a sealed unit timber framed window. Double doors. Useful mezzanine level with further storage space.

FIRST FLOOR

LANDING

Currently used as a home office. Turned wood spindled balustrade. Sealed unit timber framed double glazed window.

MASTER BEDROOM

16'2" x 11'6" with dual aspect sealed unit timber framed double glazed windows providing stunning views over the surrounding countryside. Central heating radiator.

ENSUITE

Ceramic wall tiling. Recessed low voltage ceiling spotlights. Extractor fan. Chrome heated towel rail with digital time switch. Low suite w/c. Sealed unit timber framed double glazed window. Vanity wash basin with storage underneath. Large walk in shower with chrome thermostatic shower. Fitted medicine cabinet.

BEDROOM 2

16'11" x 15'5" with a sealed unit timber framed double glazed window with superb long distance views. Central heating radiator. Loft access. Cast iron fireplace. Large walk-in storage cupboard.

BEDROOM 3

14'3" x 7'5" with a sealed unit timber framed double glazed window with views over to Hebden Ghyll. Central heating radiator.

BEDROOM 4

11' x 9'2" with a sealed unit timber framed double glazed window. Central heating radiator.

HOUSE BATHROOM

Recessed low voltage ceiling spotlights. Sealed unit timber framed double glazed window. Partial ceramic wall tiling. Pedestal wash basin with chrome mixer tap. Chrome heated towel rail. Panelled bath with chrome thermostatic shower over. Low suite w/c. Storage cupboard housing the hot water tank.

EXTERNAL

The garden has been meticulously maintained with a tiered garden planned for ease of maintenance with an array of flower beds and shrubs. There is a private driveway with parking for one vehicle which with relevant permissions could be widened to create further parking.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: F

TENURE

The tenure for this property is Freehold.

SERVICES

All mains services are installed with the exception of gas as there is no gas in the village.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

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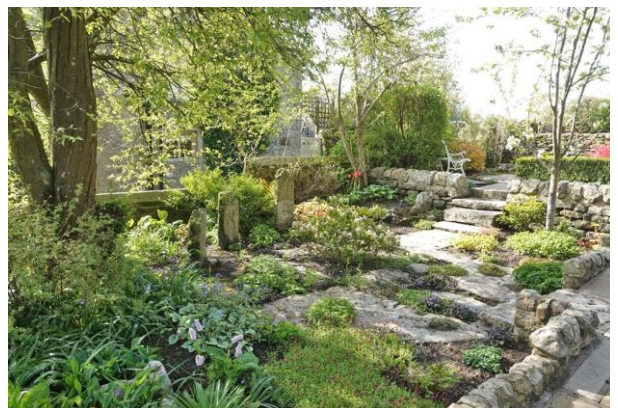
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These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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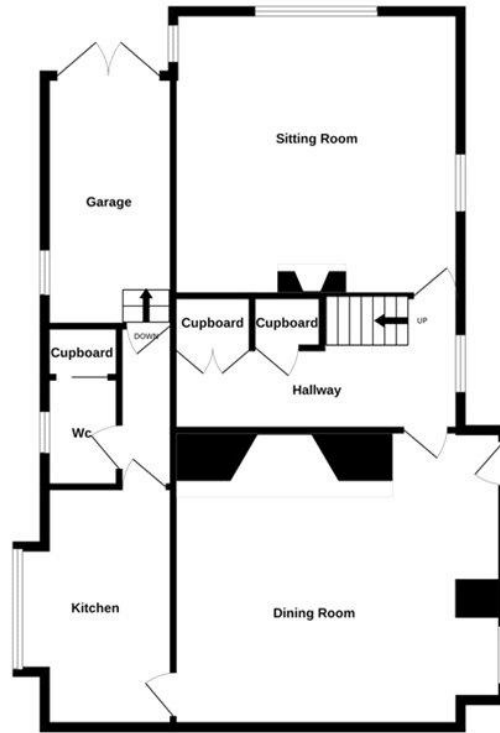
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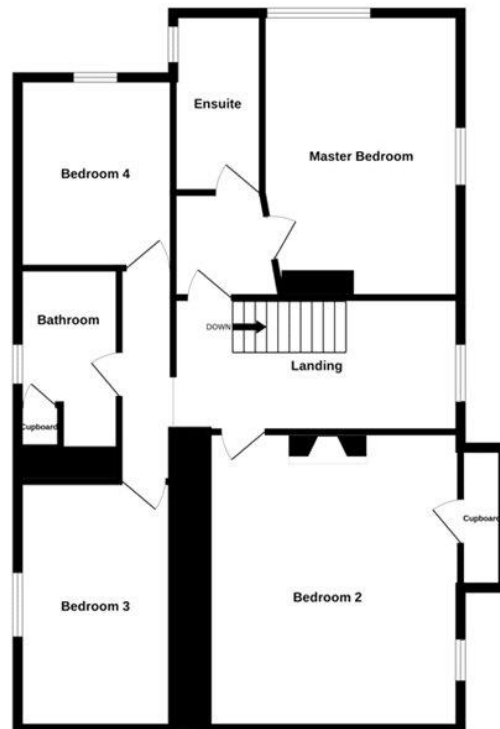




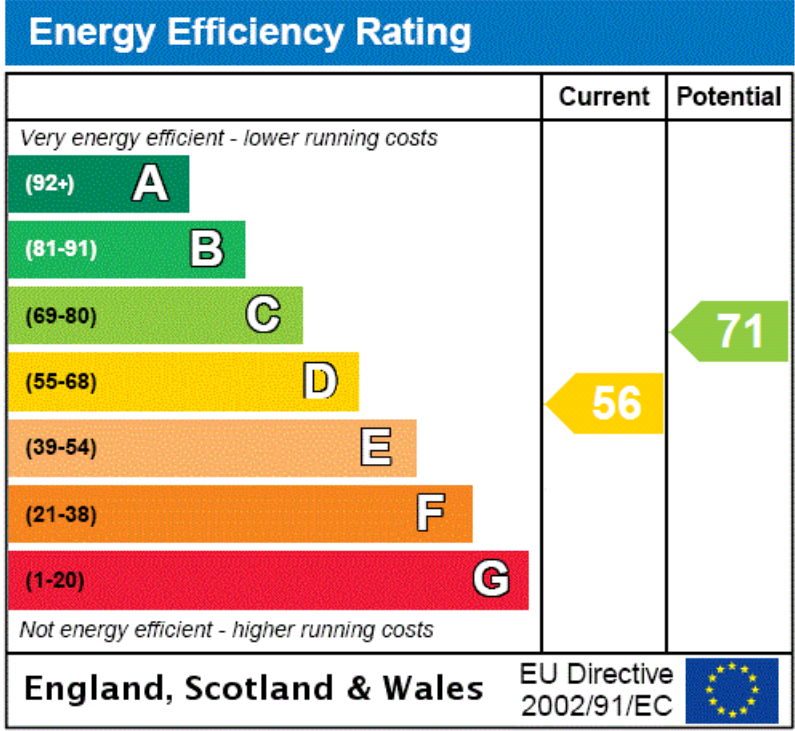
GROUND FLOOR



1ST FLOOR



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