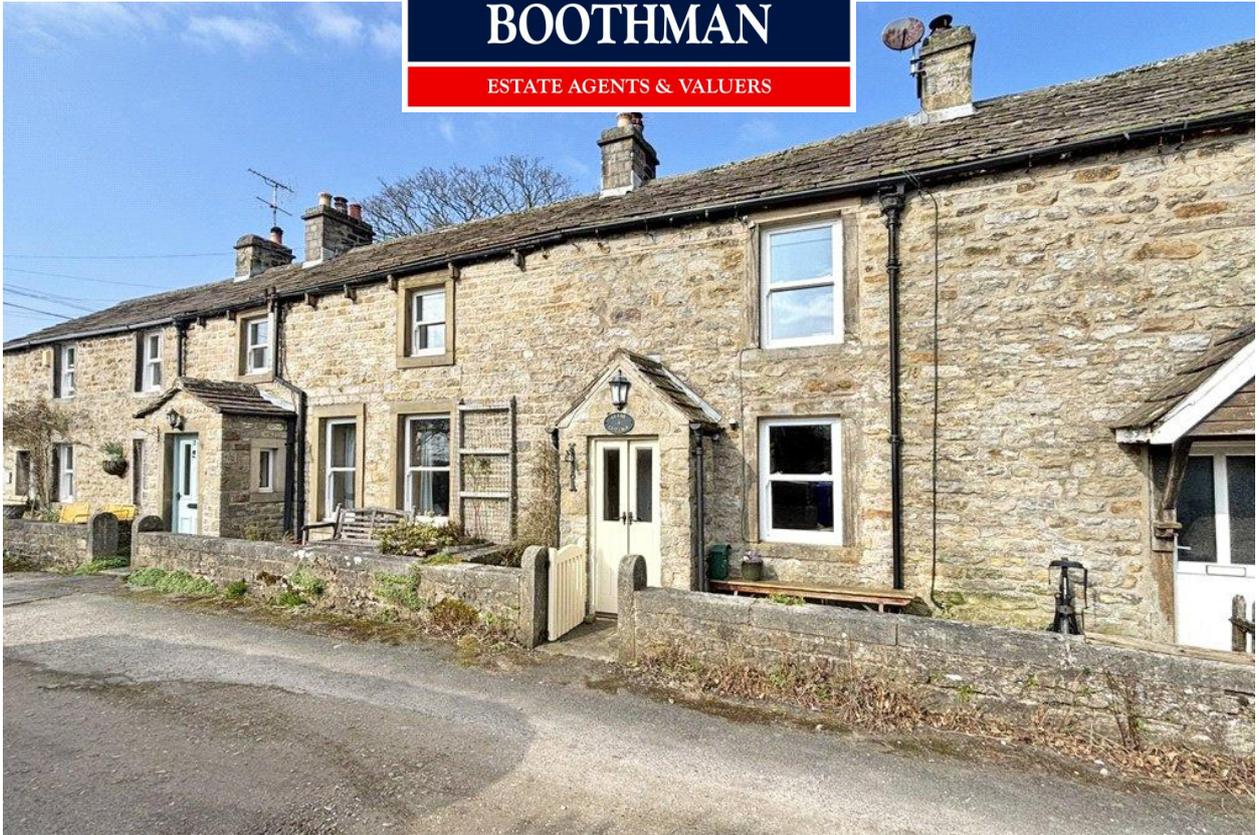


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Chapel Lane, Hebden BD23 5DT
Asking Price: £279,500



+ 1



+ 1



- Character cottage
- Ideal for an investment opportunity
- Private driveway with a detached single garage
- Large garden
- Stunning location within the Dales village of Hebden

This individual stone-built character cottage provides well-planned living accommodation whilst being very pleasantly situated in the picturesque village of Hebden which is set amidst beautiful open countryside in the Yorkshire Dales National Park.



Including the rare advantage of a private driveway, detached single garage, large meticulously maintained garden and a host of character features the property comprises in further details:

An entrance porch, a good sized sitting room with oak beams and a feature stone fireplace with a cast-iron multi fuel stove and a well-appointed breakfast kitchen with fitted wall and base units and integrated appliances. To the first floor there is a large double bedroom with an ensuite bathroom and a separate w/c.

Externally the property has a small paved garden frontage. There is a private driveway with parking for two vehicles in tandem which leads to the detached single garage. The property has the rare advantage of a meticulously maintained garden which is mainly laid to lawn with flowerbeds, shrubs and trees.

Ideally situated in the heart of the Yorkshire Dales National Park surrounded by beautiful open countryside, the picturesque village of Hebden stands less than two miles east of the popular town of Grassington which offers a wide range of everyday shops and other amenities. The village is served by a bus service, and the local area is renowned for its stunning scenery providing an excellent landscape for walking, cycling, fell running, horse riding, and a range of other outdoor pursuits. The local Clarendon pub hotel provides an excellent venue to eat and drink whilst the village also includes a children's park/playground and also the Old School House tea rooms for a delightful afternoon treat.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa twenty five minutes' drive away to the south, offering more extensive shopping and recreational facilities together with a railway station.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



Certainly offering a unique buying opportunity within this beautiful Dales village, the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

Hardwood double doors. Sealed unit glazed windows.

SITTING ROOM

17'5" x 11'8" with a sealed unit UPVC double glazed sash window looking over to the Church and having a window seat. Hardwood front entrance door. Oak beams. Feature inset stone fireplace with a cast iron multi-fuel stove. Electric storage heater. Useful understair storage cupboard. Double doors to the:

BREAKFAST KITCHEN

14'4" x 8'3" with fitted wall and base units with contrasting marble effect worktops and tiled surrounds. Slate tiled flooring. Plumbing for a dishwasher. Plumbing for a washing machine. Ceramic one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Bosch fan assisted oven. Four ring stainless steel gas hob. Extractor fan. Space for a fridge/freezer. Sealed unit UPVC double glazed windows. Hardwood rear entrance door. Velux windows.

FIRST FLOOR

LANDING

Loft access.

DOUBLE BEDROOM

11'11" x 11'10" with a sealed unit UPVC double glazed sash window with stunning open countryside views. Fitted wardrobing. Useful storage cupboard.

HOUSE BATHROOM

Pedestal wash basin. Panelled bath with chrome hot and cold bath taps. Chrome heated towel rail. Partial wall tiling. Sealed unit UPVC double glazed windows. Extractor fan. Recessed low voltage ceiling spotlights. Useful linen cupboard with the hot water tank.

W/C

Ceramic wash basin with a tiled splashback. Low suite w/c. Partial wall tiling.

OUTSIDE

To the rear of the property there is a small yard with a log store and space to store the bins. To the front there is a stone paved garden frontage. Set across from the cottage is a private driveway with parking for two vehicles in tandem which leads to the:

DETACHED SINGLE GARAGE

22'2" x 8'1" with an up and over door. Power and lighting. Fitted shelving. Sealed unit glazed window. Rear access door. Workshop area to the rear.

There is the rare addition of a meticulously maintained garden, mainly laid to lawn with flowerbeds, shrubs and trees.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains' services are installed, with the exception of gas.

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.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

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

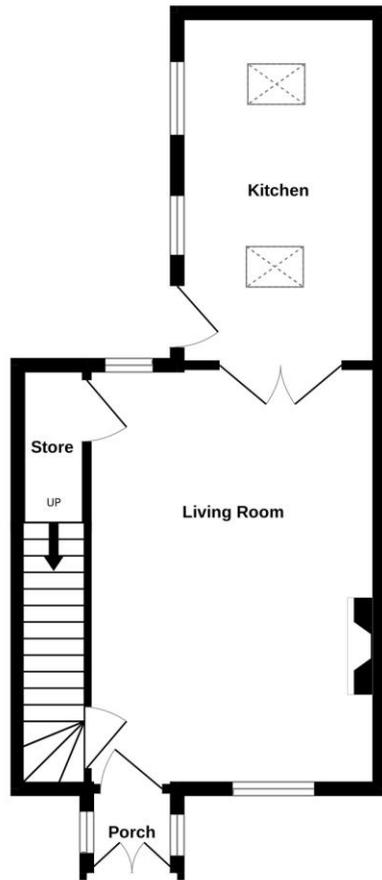
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

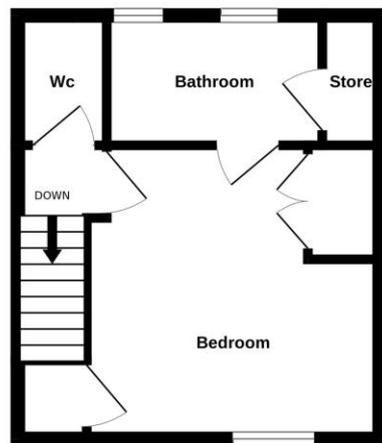




GROUND FLOOR



1ST FLOOR



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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Energy performance certificate (EPC)

3 Chapel Lane Hebden SKIPTON BD23 5DT	Energy rating D	Valid until: 11 March 2036
		Certificate number: 0320-2452-1670-2096-2035

Property type	Mid-terrace house
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.