HARRISON BOOTHMAN
ESTATE AGENTS & VALUERS

26 Thorndale Street, Hellifield BD23 4JE
Asking Price: £179,950

+ 2 + 1

- No Forward Chain
- Private Parking
- Two Reception Rooms
- Two Bedrooms
- Viewing Essential

Benefiting from a driveway/patio area providing the option of private parking at the rear, this truly delightful garden fronted mid terraced property is situated in a pleasant position entirely on the level within this popular village, close to park/playground and within a short walk of all other local amenities.


Offering two well planned bedrooms together with two reception rooms, viewing is essential to appreciate the accommodation on offer. The property benefits from gas central heating together with UPVC sealed unit double glazing and comprises briefly:

An entrance vestibule, a living room with staircase leading to first floor landing, dining room and a fitted kitchen with wood fronted wall and base units. Whilst on the first floor a landing leads to two well planned bedrooms and a shower with walk in shower enclosure. Externally the property is garden fronted, and at the rear is a driveway/patio area.

Surrounded by beautiful open countryside and close to the scenic Yorkshire Dales National Park, the popular village of Hellifield is served by a variety of local everyday amenities including a shop and post office, a primary school, a Church, a public house, a doctor's surgery, a bus services and the great advantage of a railway station. The historic market towns of Skipton and Settle are both situated within circa fifteen minutes travelling by car.

Ideal for those searching for a delightful, ready to occupy two bedroom stone fronted cottage style property with the great advantage of private parking/garden space to the rear, the accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE VESTIBULE
With UPVC sealed unit double glazing. Internal glazed door through to:

LIVING ROOM
13’01” x 12’02” With UPVC sealed unit double glazing. Timber fireplace with marble hearth and interior. Log effect gas fire. Staircase leading to first floor landing. Open archway through to:

DINING ROOM
10’02” x 9’04” With UPVC sealed unit double glazing. Central heating radiator.

FITTED KITCHEN
9’03” x 7’03” With a well-appointed range of woof fronted wall and base units incorporating granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Built in Hotpoint electric oven. Four ring gas hob. Plumbing for an automatic dishwasher. Plumbing for a washing machine. Dual aspect UPVC sealed unit double glazing. UPVC sealed unit double glazed stable entrance door. Tiled floor. Understairs storage/ pantry. Central heating radiator. Concealed wall mounted gas boiler.

FIRST FLOOR

LANDING
With spindle balustrade. Central heating radiator.

BEDROOM ONE
12’02” x 10’06” With UPVC sealed unit double glazing. Central heating radiator. Built in wardrobe with sliding mirrored fronts.

BEDROOM TWO
9’05” x 7’05” With UPVC sealed unit double glazing. Central heating radiator.

SHOWER ROOM
Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and walk in shower enclosure housing independent Mira electric shower. Ladder central heating towel radiator. Built in airing cupboard with hot water cylinder. Ceramic wall tiles.

OUTSIDE

To the front the property includes an attractive level garden area with a traditional garden gate and stone boundary walling.

To the rear there is a well-proportioned level paved PARKING/PATIO AREA.
External cold-water tap.

COUNCIL TAX BAND
The council tax band quoted for this property on the Gov.UK website is Band: B

TENURE
The tenure for this property is Freehold.

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES
Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.
Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.
This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE
Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES
Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage

Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

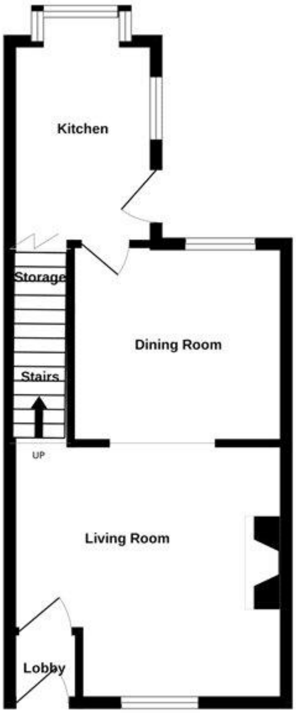
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT160626

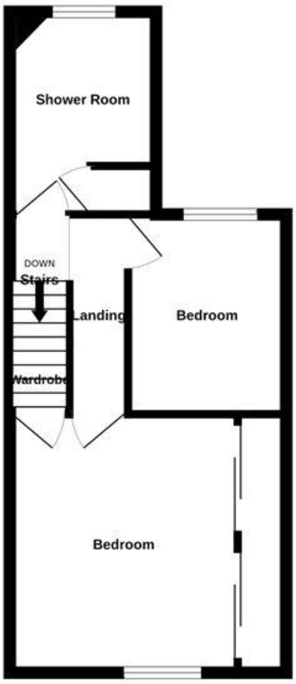
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



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)

26 Thorndale Street Hellifield SKIPTON BD23 4JE	Energy rating **E**	Valid until:	**9 June 2036**
		Certificate number:	**9203-3063-4206-8586-3200**

Property type	Mid-terrace house
Total floor area	67 square metres

Rules on letting this property

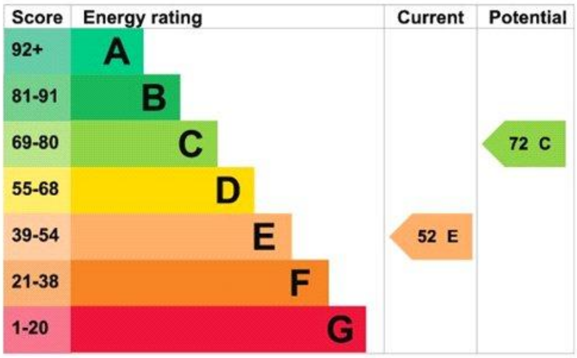
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.



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