



15 HIGH FOLD, LOTHERSDALE, KEIGHLEY, BD20
8HE

£179,950


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Now in need of modernisation, this beautiful Grade II listed stone cottage nestled within the popular village of Lothersdale will be perfect for someone looking to downsize or second home. With far reaching views and generous garden, the property has a lot of potential for a purchaser.

Within the village of Lothersdale, there is a church, well-regarded primary school (rated 'excellent' by Ofsted), public house and a village hall offering a range of community activities. The towns of Skipton, Keighley and Colne are approximately 15 minutes drive away and there is an excellent choice of secondary schooling in the vicinity including Skipton Girls High School and Ermysteds Boys Grammar School. The village of Crosshills is just 2.5 miles away, with a wide of shops, sporting/recreational activities, health centre and a well-renowned secondary school, with Airedale General Hospital just a couple of miles further down the road. For the commuter, the business centres of East Lancashire, Manchester and West Yorkshire are within comfortable daily travelling distance and Cononley Station is also just 2 miles away, giving regular services through to Bradford, Leeds and London Kings Cross. The Pennine Way runs through Lothersdale Village and the wonderful scenery of the Yorkshire Dales National Park and Lancashire Forest of Bowland are but a few miles away.

The accommodation has plenty potential, with oil-fired central heating and UPVC double glazed windows, and is described in brief below using approximate room sizes:-

Ground Floor

Front Entrance Vestibule

With exposed brickwork and radiator.

Living Room

18'5 x 18'5

Large living room with feature stone fireplace, window seat and mullion windows. Radiators.

Kitchen

10'2 x 7'11

Range of wall and base units with stainless steel sink unit, tiled splashback and worktop. Electric oven and ceramic hob. Plumbing for washing machine. Tiled flooring and radiator.

Cellar

15' x 12'8

Rear Entrance Vestibule

Tiled flooring.

Boiler Room

7'1 x 4'2

With oil filled boiler.

First Floor

Landing

Bedroom One

14'10 x 9'1

With built-in wardrobe and radiator. Far reaching views.

Bedroom Two

10' x 9'

Window seat with far reaching views. Radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Fully tiled walls and vinyl flooring.

Outside

To the front of the property there is a Yorkshire stone flagged seating area leading to an established lawn with mature planted borders.

Council Tax & Tenure

Council Tax Band: D

Tenure: Freehold

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for



any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

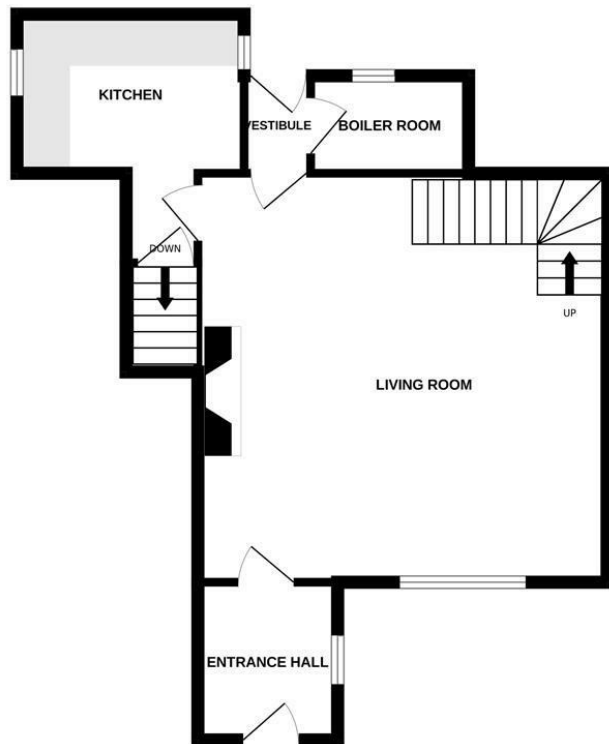
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

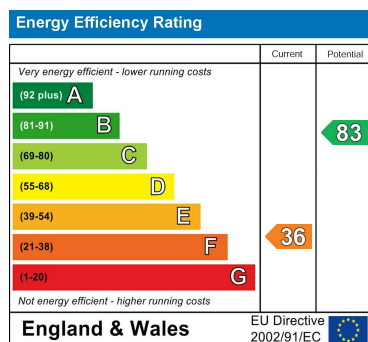


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.