



29 DROVERS WALK, HELLIFIELD, SKIPTON,  
BD23 4DW

£299,950

  
**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS



Well presented three/four bedroom semi detached home in the popular location of Hellifield. The house has ample living space, three bedrooms and two bathrooms. The annex provides great space, with a double bedroom and shower room. Externally there are mature gardens and parking.

Hellifield is a large village located on the main A65 between Skipton and Settle, and provides a useful range of amenities including a church, primary school, sub Post Office, doctors surgery and main line railway station.

The larger towns of Skipton and Settle, which are both within 20 minutes drive, provide comprehensive shopping and leisure facilities together with excellent secondary schooling.

Within 10 minutes drive of the Yorkshire Dales National Park, Hellifield is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Hellifield's railway station has regular services to Leeds and Bradford and Skipton has a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within commutable distance.

With the benefit of GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZED WINDOWS AND DOORS, the accommodation is on two levels and with approximate room sizes comprises:-

#### Ground Floor

##### Entrance Hall

Entered through a composite front door with laminate flooring and radiator.

##### WC

Two piece suite comprising wc and hand basin. Ideal combination boiler. Radiator.

##### Sitting Area

14'8 x 13'8

Gas coals effect living flame fire with decorative surround and mantle. Laminate flooring and radiator.

##### Dining Area

9'3 x 8'1

Patio doors leading to the garden. Laminate flooring and radiator.

##### Kitchen

9'4 x 8'5

Range of wall and base units with complementary worktop, tiled splashback and ceramic sink unit. Space for fridge freezer and plumbing for washing machine. Gas cooker. Vinyl flooring. Plinth heater. Useful understairs storage.

#### First Floor

##### Landing

Useful store cupboard and radiator. Access to the loft space via a retractable ladder.

##### Bedroom One

10'0 x 9'8

Double room with built-in storage around the bed plus a built-in wardrobe. Radiator.

##### Ensuite

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Part tiled walls, vinyl flooring and extractor fan. Radiator.

##### Bedroom Two

9'3 x 9'1

Double room with radiator.

##### Bedroom Three

8'5 x 6'6 max

Single room with radiator.

##### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with shower attachment. Part tiled walls, vinyl flooring and extractor fan. Radiator.

##### Annex

Previously the garage, it has been converted into a modern annex proving a double bedroom and shower room complete with modern three piece suite. Perfect as a space for guests or home office.

##### Outside

To the front of the property there is a paved fore garden enclosed by hedging.

To the rear there is a mature garden with flowerbeds, seating areas and pathways. There is also a large timber shed.

There is a private parking area to the rear of the property,

##### Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

##### 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 Notes & 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

#### Viewings

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

#### Anti Money Laundering Regulations

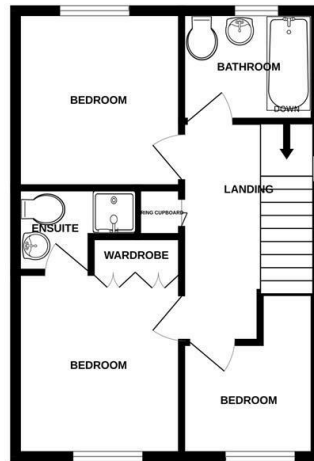
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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.



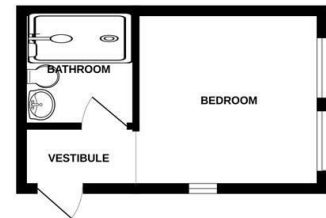
GROUND FLOOR



1ST FLOOR



ANNEX

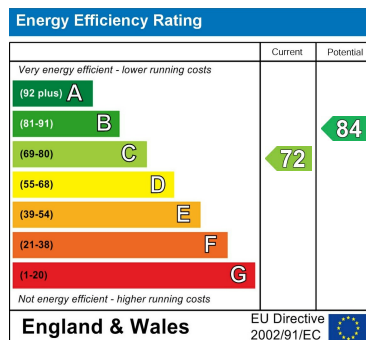


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**C**

Energy Performance Graph



Call us on

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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.