

PM93

By Direction of Dalesmoor Homes Ltd

**Masons Cottage
5 Old Masons Yard
Cross Haw Lane
Clapham
North Yorkshire LA2 8EB**



Price: Offers Over £215,000

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A modern stone built 2 bedroomed cottage enjoying full sealed unit double glazing, oil central heating, security alarm system, enclosed rear garden and designated private parking, being pleasantly situated on the outer fringe of the popular Yorkshire Dales Tourist Centre of Clapham offering convenient access to local shops and amenities and being on the doorstep to the renowned Yorkshire Dales National Park scenic walks/3 peaks, caves and waterfalls.

Ingleton 3 miles, Settle 7 miles,
Lancaster 20 miles, Kendal and The Lakes 23 miles approx.

Accommodation Comprising:

Ground Floor:

Reception Hall:

17'5 x 3'4 approx
(5.31m x 1.02m approx)

Exposed lintels, open staircase with under cupboard, 2 x centre lights, smoke alarm, uplighters, radiator, built in storage cupboard 5'1 x 2'9 approx with light installed.

L-Shaped Living Kitchen:-

Lounge/Dining Area:

19'10 x 8'11 approx
(6.05m x 2.72m approx)

Multifuel stove in stone fireplace, exposed lintels, 2 x centre lights, 2 x uplighters, radiator, TV point, door to rear garden.



Kitchen Area:

11'2 x 6'7
(3.40m x 2.01m)

Modern fitted cupboards and units incorporating stainless steel 1½ bowl single drainer sink unit, electric oven, electric hob with extractor hood, plumbed auto washer recess, fridge recess and work surfaces with tiled splashbacks, mini halogen lighting, pelmet lighting.



First Floor:

Landing:

8'3 x 6'3 max
(2.51m x 1.90m max)

2 x centre lights, smoke alarm, radiator.

Bedroom 1:
16'4 x 8'11 max
(4.98m x 2.72m max)

Exposed lintel, centre light, radiator, TV point, telephone point,



Inner Landing:
6'10 x 2'10
(2.08m x 0.86m)

Airing cupboard housing oil fired boiler providing central heating and hot water.

Bedroom 2:
10'11 x 9'6
(3.33m x 2.90m)

Exposed lintel, centre light, radiator.



Bathroom:
7'8 x 6'7 max
(2.34m x 2.01m max)

3 piece bath suite incorporating over bath tap shower fitting and glass shower screen, tiled splashbacks, centre light, radiator, auto extractor, electric shaver point.



Outside:

- Front:** *Designated parking space in nearby Dalesmoor Homes Yard.*
- Side:** Public right of way via gable end of property.
- Rear:** Enclosed lawned garden area 30' x 30' approx incorporating paved patio and herbaceous border; access from garden via a shared private gravelled pathway to a private semi-detached store 11' x 3'8 approx (*having a communal entrance*).



Please Note: The row of old garages abutting Dalesmoor Homes Yard are due for replacement by a new small scale housing development in the near future and which should serve to generally uplift the visual amenity of the overall area.

- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** C (Verbal enquiry only).
- Solicitors:** Savage Crangle, 15 High Street, Skipton, North Yorkshire, BD23 1AJ. Tel: 01756 794 611.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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