

PS127

For Sale by Private Treaty

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



Price: £200,000 Region

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

A recently tastefully converted, stone built, 2 bedroomed middle cottage in a small row of only 3 affording full sealed unit double glazing, oil central heating, modern fitted kitchen with built in appliances, pleasant enclosed rear garden with patio and private parking space.

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:

Entrance Hall:

13'7 x 7' including stairs
(4.14m x 2.13m inc stairs)

Double glazed panel external door, open staircase, glazed panel double doors to lounge, laminate flooring, radiator, store cupboard with oil central heating boiler.

Cloaks Room:

Low flush wc, pedestal wash hand basin, radiator.

Lounge:

17' x 8'8
(5.18m x 2.64m)

Stone fireplace with multi fuel stove and flagged hearth, double glazed patio doors with side panels overlooking the garden, wall lights, radiator, TV point, open archway to:-



Kitchen:

12' x 6'6
(3.66m x 1.98m)

Fitted cupboards and units incorporating 1½ bowl stainless steel sink unit with mixer tap, electric oven with extractor hood, electric hob, plumbed for auto washer and work surfaces with tiled splashbacks, recessed spot lighting, double glazed window.



First Floor:

Landing: Radiator.

Bedroom 1: Radiator, TV point, loft access.
16'3 x 9'5
(4.95m x 2.87m)

Bedroom 2: Radiator.
16'3 x 6'10
(4.95m x 2.08m)

Bathroom: 3 piece bath suite in white comprising panelled bath with over bath tap shower fitting, shower screen, wc, pedestal hand wash basin, radiator, Velux roof window.
6'8 x 6'3
(2.03m x 1.90m)

Outside: Steps down from lounge to patio area, enclosed lawned rear garden, private parking space.

Directions: Entering Clapham village from the Bentham/Ingleton direction turn left onto Cross Haw Lane, at the Village Hall turn right onto the car park. Scott Cottage is immediately adjacent.

Services: Mains water, electricity 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.

Joint 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.
Neil Wright Associates, 29 Main Street, High Bentham, Nr Lancaster, LA2 7HQ. Tel: 015242 62458.

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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