



6 CRAGG HILL ROAD Horton-In-Ribblesdale, Nr Settle, BD24 0HN

Price: £149,950

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

Ideal first time buyer, retirement or investment property comprising a 2 bedroom end terrace bungalow, in need of modernisation, this property offers huge potential with superb views. Situated in an elevated position with large garden located on the edge of Horton-In-Ribblesdale village within the Yorkshire Dales National Park. Horton in Ribblesdale is a popular Dales Village set amid superb countryside within the famous 3 peaks area. The village has two public houses, church and village hall and is situated on the Settle to Carlisle Railway, with the station less than 100 yards from the property. The Market Town of Settle is approximately 6 miles away, which has all local amenities.

Council Tax Band **B**

Energy Performance Certificate Band **E**

Accommodation Comprising:

Ground Floor:

Entrance Porch:

4'1 x 3'7 (1.24 x 1.09) Half glazed external entrance door, double glazed side window, solid inner door.

Lounge:

13'7 x 12'4 (4.14 x 3.76) Large double glazed picture window with superb views towards Penyghent. Open fireplace with stone surround and hearth with side shelves, radiator.

Inner Hallway:

3'6 x 10'7 (1.07 x 3.22) Access to all principal rooms. Adjoining large store cupboard 3'6 x 4'6 (1.07 x 1.37).

Kitchen:

9'5 x 12' (2.87 x 3.66) Having a range of wall and base units with complementary worksurfaces, stainless steel sink, electric built-in oven, Calor gas hob, half glazed door to rear porch, double glazed window, radiator, cupboard housing gas fired central heating boiler.

Rear Porch:

5'5 x 16'7 (1.65 x 5.05) Double glazed timber windows of plinth, half glazed rear entrance door, plumbed for washing machine, radiator.

Bedroom 1: (Double)

11' x 12'4 (3.35 x 3.76) Double glazed window with views of Penyghent, radiator.

Bedroom 2: (Single)

8'5 x 7'10 (2.56 x 2.39) Double glazed window, radiator.

Bathroom:

7'10 x 6'5 (2.39 x 1.96) 3 piece white bathroom suite comprising cast iron bath, WC and pedestal wash hand basin, double glazed window, radiator.

Outside:

Front: Driveway, large lawned garden, rockery and patio.

Side: Right of Way over driveway to access parking space on gable end of property.

Rear: Large rear garden, hard landscaped with gravelled areas, path, greenhouse, kennel, woodshed, Calor gas tank.

Views of Peny-g-hent






Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Front Garden



Services: Mains water, electricity and drainage connected. Color gas installed.

Tenure: Freehold with vacant possession upon completion.

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.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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