

DRAFT



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

Price: £235,000 Region

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

A lovely tastefully upgraded 2 bedroomed cottage being the middle property in small row of only 3 converted out of a former barn and offices circa 14 years ago, incorporating full sealed unit double glazing, oil fired central heating, security alarm, fitted painted kitchen, downstairs cloakroom, cosy lounge with multi fuel stove, 3 piece bathroom, pleasant enclosed rear garden, designated private parking space and a useful garden store room.

Fitted carpets and floor coverings throughout.

Being pleasantly and conveniently situated on the fringe of the popular Yorkshire Dales Tourist Village of Clapham within easy walking distance of 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 7'1 max including stairs
(4.14m x 2.16m max inc. stairs)

Open feature pine staircase with walk in storage cupboard under housing oil fired central heating boiler and electric consumer unit/electric meter. Radiator, center light, smart alarm. French doors leading to lounge.

W.C.

5'4 x 3'10
(1.63m x 1.17m):

Wash hand basin, tiled splash back, center light, radiator, auto vent.

Lounge:

16'11 x 8'10
(5.16m x 2.69m)

Stone fireplace with multi-fuel stove. Sliding patio door leading to rear garden, wall uplighters, 2 x center lights, radiator, TV point, telephone point. Open plan to:-

Kitchen:

11'11' x 6'7
(3.63m x 2.01m)

Attractive painted cupboards and units incorporating stainless steel 1½ bowl single drainer sink unit with mixer tap, built in electric oven, ceramic hob with extractor canopy, plumbed washer recess, fridge recess, wood effect work surfaces and pelmet lighting. Halogen downlighting, auto vent, telephone point.

First Floor:

Landing:

10'6 x 6'1 including stairs
(3.20m x 1.85m inc. stairs)

Center light, radiator, smoke alarm.

Bathroom:

6'10 x 6'2 max
(2.03m x 1.90m max)

3 piece bath suite incorporating over bath shower with swivel glass shower screen. Tiled splash backs, fitted vanity mirror and shaver socket, Velux window, halogen downlighting, radiator, auto vent.

Bedroom 1:

16'3 x 9'7
(4.95m x 2.92m)

Center light, radiator, TV point.

Bedroom 2:

16'5 x 6'11
(5.0m x 2.11m)

Center light, radiator.

Outside:

Lockable storage area 16'1 x 3'5 internal measurement (4.90m x 1.04m).

Rear:

Steps down from lounge to patio and fenced lawned rear garden area 32' x 16' approx. (9.75m x 4.88m approx.). Adjacent garden store room.

Side:

Designated private parking space in front of central heating oil tank enclosure.

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. Oil fired central heating installed. Security alarm installed.
- Tenure:** Freehold with vacant possession upon 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.

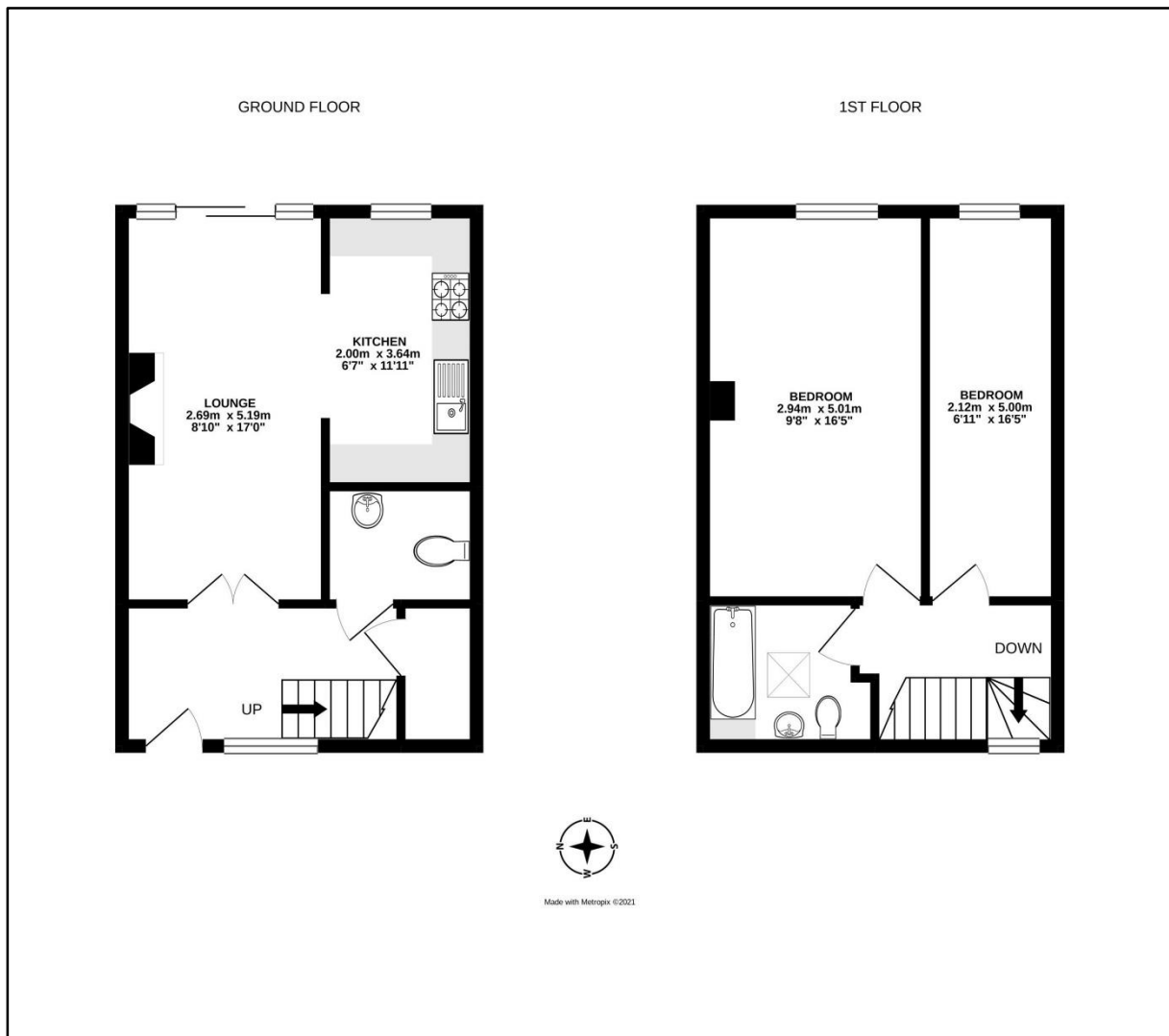
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

View full certificate [here](#)

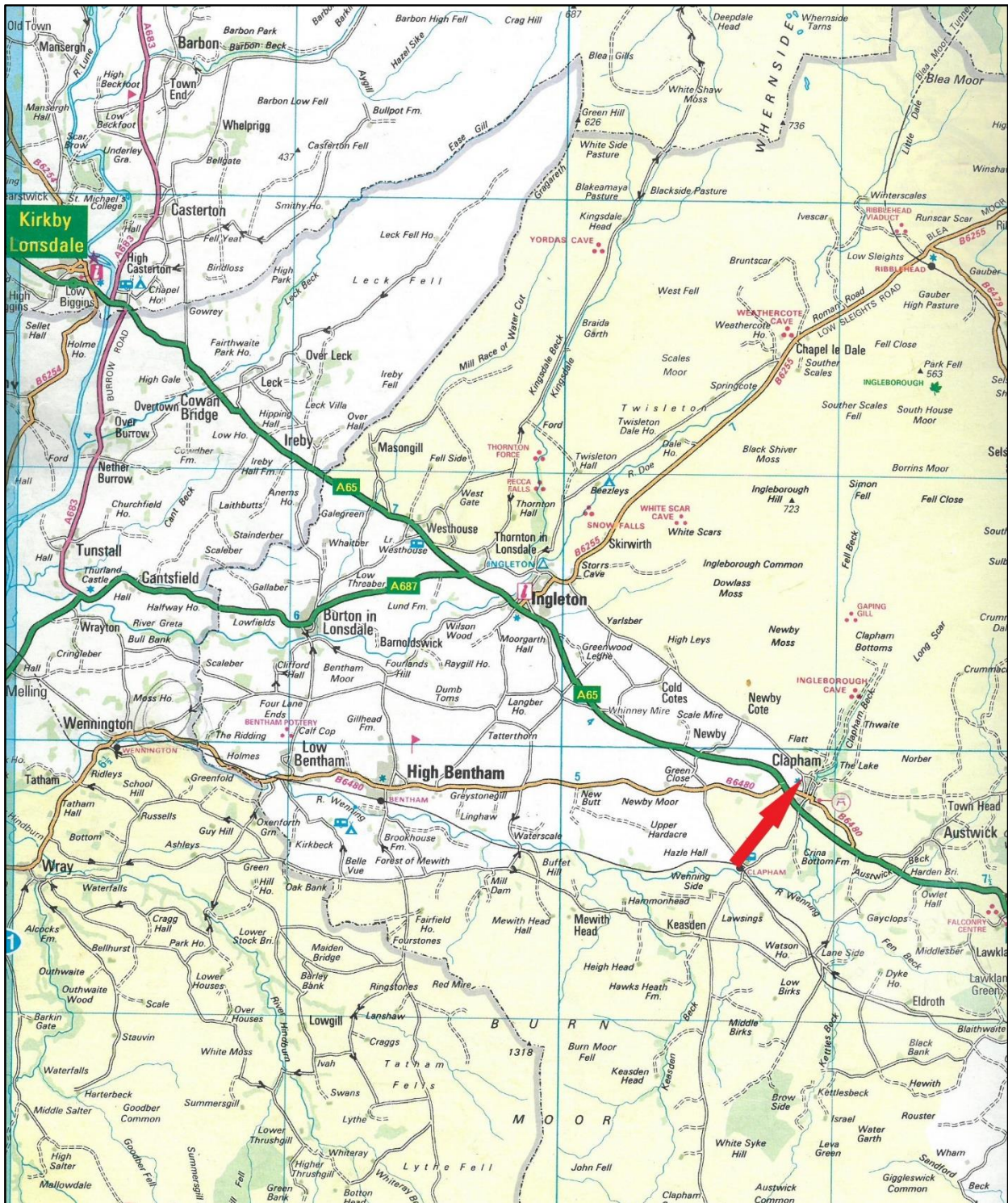
Floor Plan



Copy Title / Boundary Plan

Awaiting Plan

Location Plan



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