

# HUNTERS<sup>®</sup>

## EXCLUSIVE

Craig Moor, Hetton

Price £529,500



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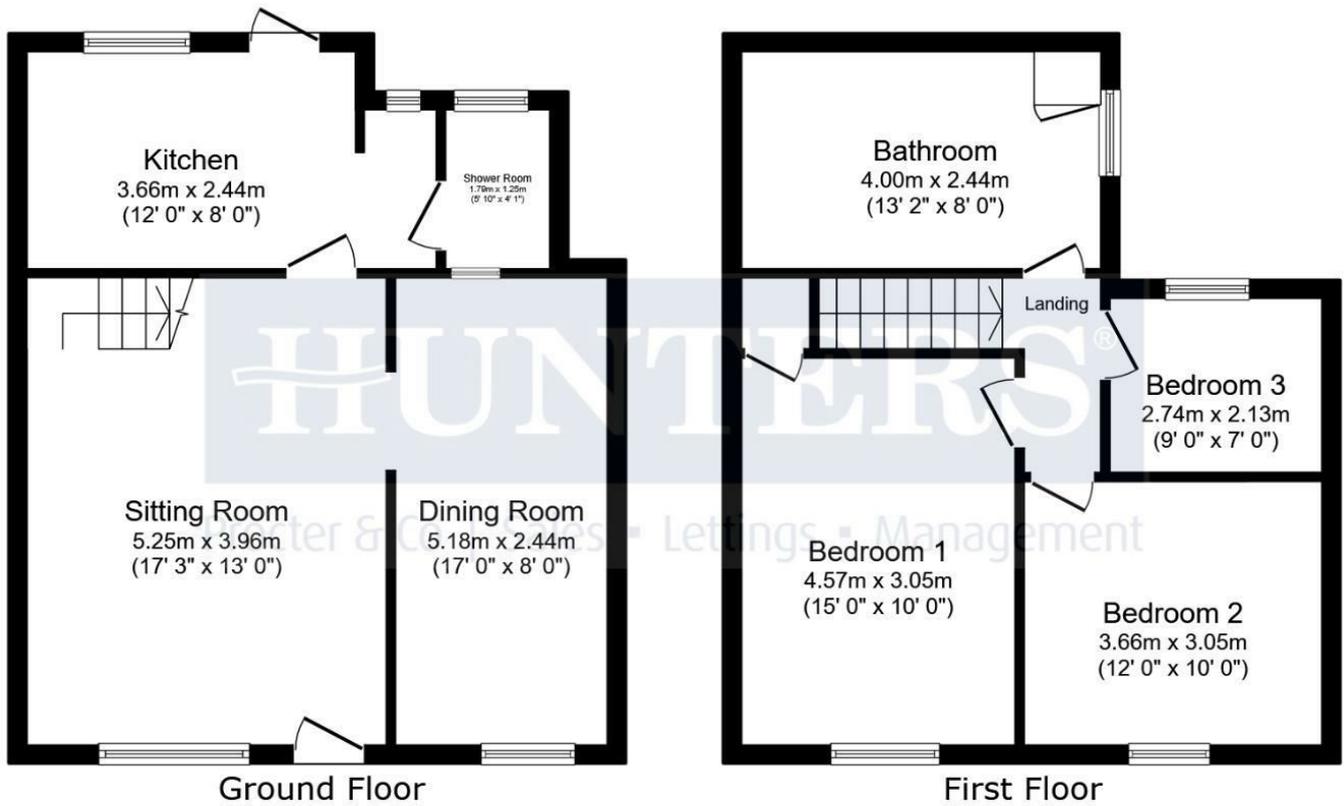
EXCLUSIVE



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		58	74
England & Wales		EU Directive 2002/91/EC	



Located looking onto the green in the sought after village of Hetton, near Skipton. This delightful mid-terrace cottage offers a perfect blend of modern comfort and traditional character. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms. The living room features a large wood burner set within an original stone surround, creating a warm and welcoming atmosphere. The oak flooring adds a touch of elegance, while built-in cupboards provide practical storage solutions.

The dining room, also adorned with oak flooring, boasts a fireplace that, although not currently in use, adds to the room's charm.

The beautifully designed kitchen, showcases bespoke cupboards and drawers, complemented by oak worktops, a Belfast sink and a range cooker. Having a delightful outlook onto the rear garden, making meal preparation a pleasure.

The property boasts a modern boutique-style wet room just off the kitchen, complete with a shower, wash basin, and WC, ensuring convenience for all residents.

On the first floor, you will find two double bedrooms with delightful views, a single bedroom, and a generously sized bathroom, making this home both practical and appealing.

Outside at the rear of the property, an enchanting stone-flagged al fresco dining area with 'estate fencing', and a winding path that meanders past a lush lawn adorned with an abundance of shrubs and plants. This outdoor space also features two stone out-houses and a home office or studio, providing versatile options for work or leisure.

To the front, a high-quality double parking bay with stone sets ensures ample parking while a stone-flagged terrace invites you to relax in the sun with a G & T.

Mains electricity, water, sewage and with a 'wet' central heating system from an electric boiler.

This property is a true gem in a picturesque setting, offering a wonderful opportunity for comfortable living in the heart of The Yorkshire Dales National Park.

**• Wood burner with stone surround • Oak flooring throughout the ground floor • Bespoke kitchen cupboards with oak worktops. Range cooker • Access from kitchen onto the delightful rear gardens • Modern wet room with shower • 2 double bedrooms, 1 single bedroom, spacious house bathroom • Stone flagged al fresco areas, • Charming and cosy Dales cottage • Double parking bay, front garden & stone flagging • Home office / studio in the garden**