



Dale House, Kettlewell, Skipton, BD23 5QZ



Description

An imposing double fronted residence with accommodation arranged over three floors with additional cellar space. The property has the benefit of oil fired central heating and is currently run as a holiday cottage with nine bedrooms and the ability to sleep 24 people. In addition to the accommodation listed in the floorplan is a lockable laundry/store 11'8" x 7' (3.6m x 2.1m) to the rear. There is a small forecourt and a rear patio with shed. The business has been extremely profitable during the current ownership and is being sold purely due to retirement. Due to this no future bookings have been taken, however the owner's website and booking facility will be made available to the purchaser.

Location

The property is situated in the heart of this traditional Dales village, which supports three pubs, two tea rooms, village store and children's play area. The neighbouring village of Grassington and market town of Skipton support a wider range of services and amenities. the village is in the heart of beautiful countryside ideal for the holiday maker.

Tenure

Freehold with vacant possession upon completion.





Services

All mains services with the exception of mains gas are connected to the property. Heating is via an oil fired central heating system.

Energy Performance Certificate

Grade E.

Solicitors

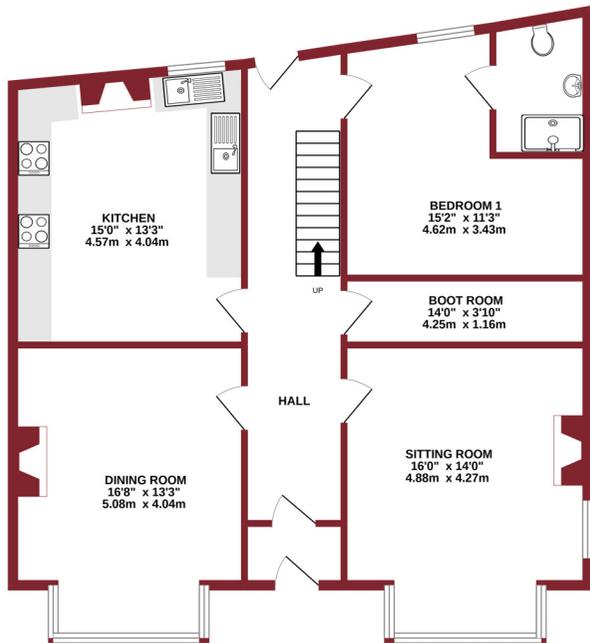
Mewies Solicitors, Clifford House, Keighley Road, Skipton, BD23 2NB. FAO: Anna Clark 01756 799000 or a.clark@mewiessolicitors.co.uk.

*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.

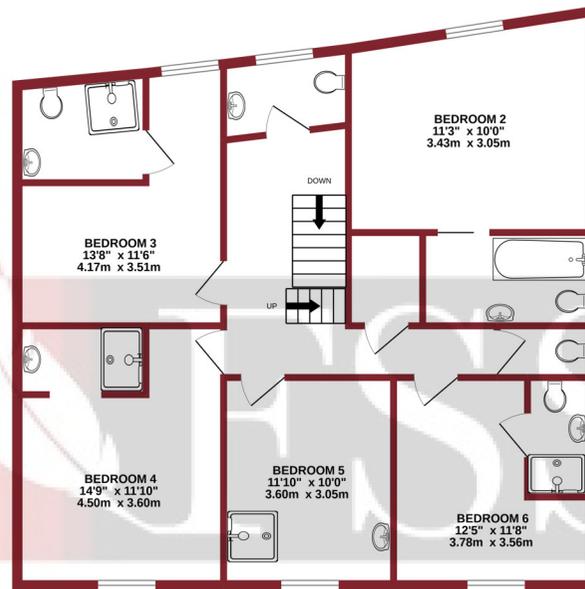




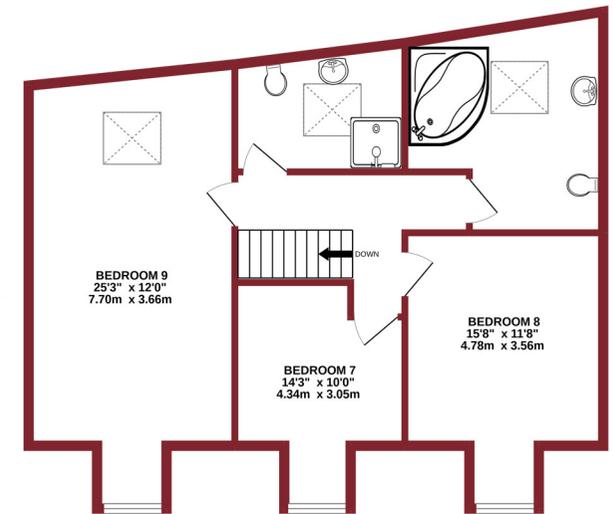
GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.8 sq.m.) approx.



2ND FLOOR
779 sq.ft. (72.3 sq.m.) approx.



FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 2806 sq.ft. (260.7 sq.m.) approx.

Made with Metropix ©2022

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE