



**6 Dalesview Close, Clapham, LA2 8RP**  
**Guide Price £349,950**

A superb 3 bed semi detached property in immaculate condition in the desirable village of Clapham within the Yorkshire Dales National Park.

Offering spacious living accommodation with generous gardens to front and rear with ample off road parking.

## Property Description

Welcome to 6 Dalesview Close, a modern and well-presented three-bedroom semi-detached home situated on the edge of Clapham, in the heart of the Yorkshire Dales National Park.

Designed for comfortable living, the property offers spacious ground-floor accommodation, including a bright sitting room, a stylish kitchen-diner with patio doors leading to the garden, and a practical cloakroom. Upstairs, you'll find two generous double bedrooms alongside a versatile single bedroom, ideal as a child's room, home office, or guest space.

Outside, the property boasts a low-maintenance front garden with off-road parking, while the enclosed rear garden provides a private outdoor retreat.

A superb choice for families, professionals, or those seeking a peaceful retirement in a stunning countryside setting.

## Clapham Location

6 Dalesview Close is located within Clapham - a very popular village with tourists and locals alike. Famous for its incredibly scenic walk to Ingleborough Cave and beyond, as well as its picturesque properties and community spirit - freehold properties are rarely available. A base for popular ascents of Ingleborough, the location is ideal for hikers, cyclists and cavers. The village has a community run village shop offering the majority of day-to-day needs. It also has a cosy village pub offering great food and local ales. Clapham has its own train station on the Leeds/Lancaster line and buses can be caught from the center of the village, running between Settle and Kirkby Lonsdale.

The bustling market towns of Kirkby Lonsdale and Settle are a short drive away, both providing a good range of shops, pubs, restaurants and bars. Excellent primary schooling is available in Austwick and Giggleswick and the village falls within the catchment for highly regarded secondary education at Settle College and QES, Kirkby Lonsdale, and within easy reach of both Sedbergh & Giggleswick private schools.

## Property Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: B

Services: Mains water and drainage, oil central heating

Broadband: TBC

Solar Panels: No tariff, aids in heating water

Contents: Most furniture available via separate negotiation.

## Entrance Hall

Double glazed composite door, tiled floor, radiator, coat rack, stairs to first floor, door to sitting room.

## Sitting Room



Amtico wood effect flooring, radiator, coat cupboard with consumer unit, double glazed windows to front and side aspects.

## Kitchen / diner



Quality fitted kitchen with tiled flooring, Shaker style wall and base units in Dove grey with complementary worktops, 1.5 stainless steel drainer sink, integrated fridge and freezer, slim line dishwasher, washer drier, double oven, electric hob with extractor hood, cupboard housing oil boiler, with airing cupboard above, double glazed windows to rear aspect, double glazed patio doors to enclosed garden.

### Cloakroom



Tiled flooring, wash basin, toilet, heated towel rail.

### First Floor

#### Landing



Fitted carpet, radiator, staircase to ground floor entrance hall, access to loft.

### Bedroom One



Large double bedroom, fitted carpet, two radiators, two double glazed windows to

rear aspect with views over open countryside.

### Bedroom Two



Double room, fitted carpet, radiator, double glazed window to front aspect.

### Bedroom Three



Fitted carpet, radiator, double glazed window to front aspect.

### Bathroom



Tiled floor, walk in shower, wash basin, toilet,

heated towel rail, airing cupboard housing hot water system and solar, double glazed window with textured glass.

## External

### Front



Drive with parking for two vehicles, lawn, established beds with mature plants.

### Rear garden



Enclosed garden with patio seating area, lawn, garden store, fenced to side boundaries, drystone wall boundary to rear with views over open countryside, oil tank.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an

Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

## INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Naphthens Solicitors of £100.00 + VAT for all successful introductions.

## FISHER HOPPER

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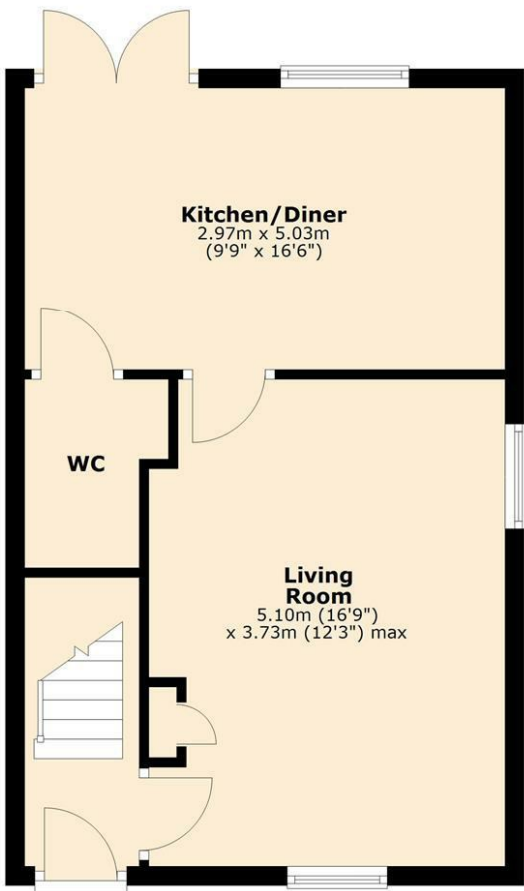
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

## FLOOR PLANS

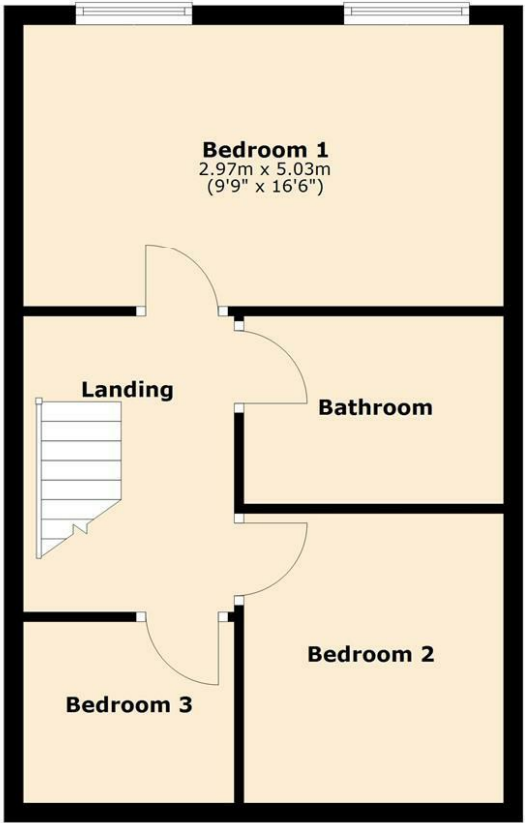
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Ground Floor



First Floor



6 Dalesview Close

Area Map



Energy Efficiency Graph

