FISHER HOPPER
ESTATE AGENTS

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Kirkdale 3 Old Road, LA2 8JH
Asking Price £360,000

Kirkdale, 3 Old Road, Clapham, North Yorkshire, LA2 8JH.

We are acting in the sale of the above property and have received an offer of £353,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Description

Welcome to Kirkdale in the charming village of Clapham. A porch provides practical space for coats and footwear and leads into the main hallway, which gives access to the ground floor accommodation and stairs to the first floor. There is also an under-stairs storage cupboard.

The sitting/dining room is a well-proportioned reception room with a front aspect window and feature fire surround with electric fire. There is ample space for dining furniture, and sliding doors open into the conservatory. The conservatory is light and airy with French doors providing access to the rear garden.

The kitchen, now in need of updating, is fitted with a range of wall and base units with complementary work surfaces, a double bowl sink with tiled splashbacks. Integrated appliances include an oven and four-ring hob and pull out extractor hood, with space for an undercounter dishwasher and freestanding fridge freezer. A door provides direct access to the garden. An inner hall leads to a cloakroom with W.C. and a utility fitted with additional units, a sink and plumbing for a washing machine along with the LPG boiler.

To the first floor are three bedrooms and the family bathroom. The bathroom, which would benefit from updating, comprises a corner bath, W.C., bidet and pedestal wash basin. Bedrooms one and two are double rooms. Bedroom two includes a wash basin. Bedroom three is a single room with built-in storage.

The garage offers further storage and includes a mezzanine level. It is fitted with power and hot and cold water supply.

Externally, the property benefits from a rear garden laid mainly to lawn with patio and gravel seating areas, planted borders and gated access to the driveway. To the front, there is a lawned garden and a paved driveway providing off-road parking.

Property Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: F
Mains services: Electric, water & drainage
LPG central heating system
Broadband: Ultra-fast 1000Mbps

Clapham Location

Clapham is one of the most sought-after villages in the Yorkshire Dales — loved by locals and visitors alike. Known for its attractive stone-built homes, strong community spirit, and stunning natural surroundings, it offers an ideal blend of rural charm and outdoor adventure.

The village is best known for the scenic walk to Ingleborough Cave, continuing to Gaping Gill and the summit of Ingleborough — one of the famous Yorkshire Three Peaks. It's a popular base for walkers, cyclists, and caving enthusiasts.

Clapham boasts a community-run village shop offering everyday essentials, and a welcoming pub serving hearty food and local ales. Transport links are excellent, with a train station on the Leeds–Lancaster line and regular buses running between Settle (6 miles) and Kirkby Lonsdale (10 miles).

These nearby market towns offer a wider choice of shops, restaurants, and local services. Families are well served by excellent primary schools in Austwick and Giggleswick, and secondary options at Settle College and QES in Kirkby Lonsdale. Independent schools including Sedbergh and Giggleswick are also within easy reach.

Ground Floor

Entrance Porch

Tiled floor, timber and glazed external and internal doors.

Entrance Hall

Fitted carpet, radiator, staircase leading to first floor, understairs cupboard, timber framed double glazed window to side aspect.

Sitting Dining Room

Substantial sitting dining room, electric fire with decorative stone surround and shelving, sliding double glazed patio doors to conservatory, timber framed double glazed window to front aspect with views over the garden.

Conservatory

Tiled floor, radiator, UPVC windows, polycarbonate roof and French doors to patio.

Kitchen

Tiled floor, range of country style varnished wall and base units with complementary worktops, 2.5 sink, integrated electric oven, LPG hob with pull out extractor hood, plumbing for dishwasher, space for fridge, radiator, timber framed double glazed window to rear.

Cloakroom

Tiled floor, radiator, wash basin, toilet, timber framed double glazed window with textured glass.

Utility Room

Fitted carpet, radiator, base unit and worktop with single drainer sink, shelving, LPG combination boiler, consumer unit, timber framed double glazed window to front and side aspects.

First Floor

Landing

Fitted carpet, radiator, loft access, timber framed double glazed window to side aspect.

Bedroom One

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

Bedroom Two

Fitted carpet, radiator, wash basin, timber framed double glazed window to rear aspect.

Bedroom Three

Fitted carpet, radiator, fitted cupboard, timber framed double glazed window to front aspect.

Bathroom

Fitted carpet, heated towel rail, toilet, bidet, corner bath, shower over bath

Outside Space

Front Garden & Parking

Generous front garden with lawn, established borders, brick paved drive with parking for 4 cars.

Rear Garden

Significant amount of garden space and fully enclosed, including lawn, established borders, patio area, enclosed LPG tank, various sheds.

Detached Garage

Substantial detached garage with up and over door, light, power, timber framed double glazed windows to back and side, timber door to rear of garage, storage loft.

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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER
Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN.
Company Director: M. Alexander
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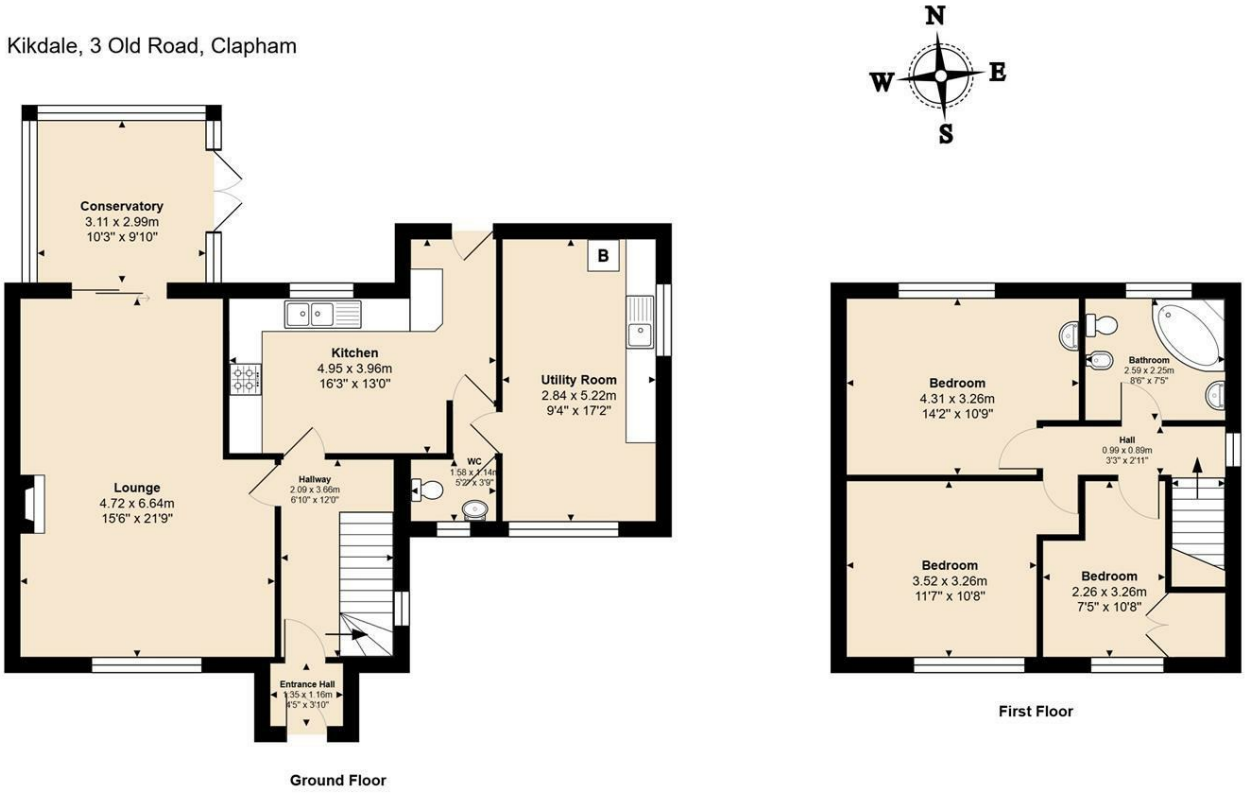
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total Area: 129.2 m² ... 1391 ft²

All measurements are approximate and for display purposes only

Area Map

Energy Efficiency Graph