

FREEHOLD



House - Townhouse (EPC Rating: B)

**PLOT 2 BANK FIELD VIEW, RATHMELL, BD24
0LA**

£375,000



4 Bedroom House - Townhouse located in Rathmell

Top quality new build development in the quaint village of Rathmell. Newly built by reputable local developers Fosters Building Contractors Ltd, these four bedroomed town houses are finished to the highest specification.

The village of Rathmell which is set amidst lovely Dales countryside has its own village hall and church. The market town of Settle is approximately 3 miles away and offers a varied range of amenities including a bustling market square with a 'Tuesday' market, railway station on the famous Settle to Carlisle line with also direct trains to Leeds taking just an hour, schools including primary, high school and public school in the neighbouring village of Giggleswick. Settle also has a swimming pool, library, golf club, health centre and a wide range of recreational facilities. The larger market town of Skipton is approximately 15 miles away.

There are four town houses now under construction at Bank Field View and reservation deposits are being taken. Each property will be UPVC double glazed with air source heat pump and will be finished to a high standard. Purchases have choice of kitchens and bathroom tiles. In addition each property will have a 10 year building and land guarantee on completion.

Briefly comprising;

ENTRANCE PORCH

WC

HALLWAY

LIVING DINING AREA

KITCHEN

FIRST FLOOR

LANDING

BEDROOM ONE

ENSUITE

BEDROOM THREE

BEDROOM FOUR

HOUSE BATHROOM

SECOND FLOOR

BEDROOM TWO

OUTSIDE

Gardens to front & rear.

PARKING

TENURE

The property will be Freehold.

RESERVATION

To make a reservation, please contact the Selling Agents. A reservation fee of £1,000 is required to secure the property. Please make cheques payable to "Foster Building Contractors". Payment can also be made by BACS (account information can be obtained from the selling agents). All reservations are subject to a reservation agreement and purchasers must be in a position to exchange contracts within twelve weeks of this agreement. The reservation fee is deducted from the balance due on completion. If, after placing the reservation fee, the prospective buyer does not proceed with the purchase within the prescribed timescale, the developer reserves the right to re-offer the property and retain a fair proportion of the reservation fee towards any 'out of pocket' expenses. Upon making a reservation, the prospective purchaser will be required to provide proof of ID and proof of funds (including a mortgage agreement in principal where applicable). This information must be provided within 7 days of the reservation agreement. In addition, we strongly recommend that all prospective purchasers appoint a Solicitor or Professional Legal Advisor to carry out the legal formalities and represent their interests relating to the purchase. The name and contact details of such should also be provided to the selling agents within 7 days of the reservation agreement. If the necessary information above is not provided to the selling agents within the 7 day timeframe, the developer reserves the right to withdraw from the reservation and re-offer the property for sale. In all other respects, the developer reserves the right to withdraw from the reservation agreement at any stage, subject to a full refund of the reservation fee. In any event, any supplementary costs incurred by the purchaser associated with the proposed purchase are entirely at their own risk and will not be reimbursed by the developer under any circumstances. Please contact the selling agents to discuss any potential reservation proposal in detail.



SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

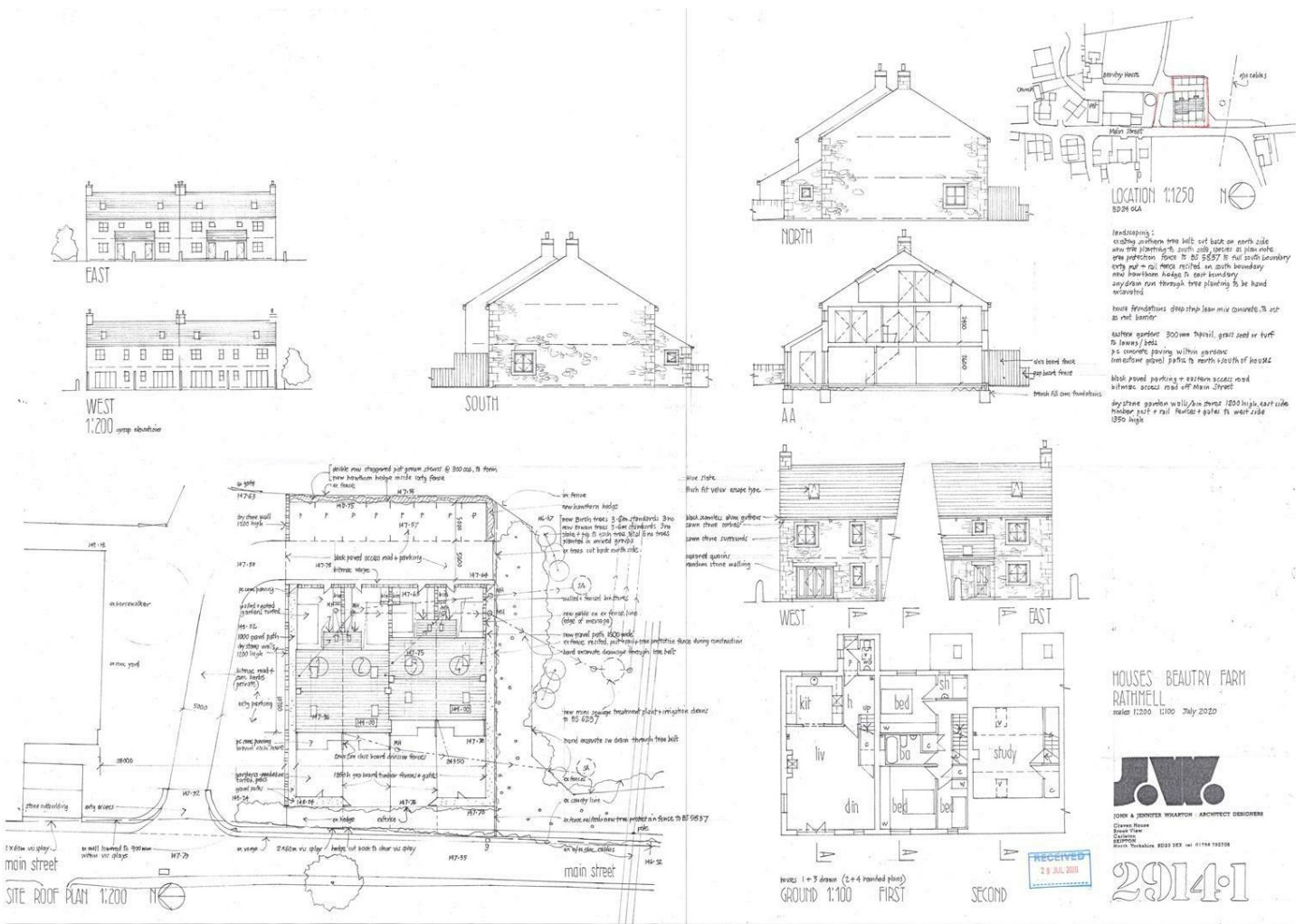
AGENTS NOTES & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163





Council Tax Band

Call us on

01756 799163

Energy Performance Graph

sales@carlingjones.co.uk
<https://carlingjones.co.uk/>

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

