



2 BANK FIELD VIEW, RATHMELL, SETTLE, BD24
0FJ

£455,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Top quality nearly new build home in the quaint village of Rathmell. This four bedroomed, three bathroom town house is finished to the highest specification, having being significantly updated since built in 2024.

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.

With UPVC double glazed and air source heat pump finished to a high standard. Remainder of a 10 year building and land guarantee on completion. Briefly comprising;

Ground Floor

Entrance Hall
With Karndean flooring.

WC
Two piece suite comprising; wc and hand basin. Velux window.

Open Plan Kitchen Dining Living

Kitchen
11'8 x 10'5
Range of shaker wall and base units with quartz worktop, stainless steel inset sink and splashback. AEG appliances comprising; oven, hob, fridge freezer and dishwasher. Under counter lighting. Spot lighting. Karndean flooring.

Dining Area
13'8 x 9'2
Cast iron multi fuel burner set on a stone hearth with custom oak surround. Under stairs cupboard housing pressurised system and plumbing for washing machine.

Living Area
18'3 x 13'8
Patio doors leading to the garden.

First Floor

Landing
Two useful storage cupboards.

Bedroom One
12'0 x 11'9
Double room with built-in wardrobes.

En Suite

Three piece suite comprising; low suite wc, hand basin and shower unit with thermostatic shower over. Part tiled walls, extractor fan and chrome heated towel rail.

Bedroom Two
13'10 x 11'8
Double room with built-in wardrobes.

Bedroom Three
10'4 x 6'2
Good sized single room.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Part tiled walls, extractor fan, chrome heated towel rail and spotlighting.

Second Floor

Bedroom Four
19'4 x 16'3
Large room with two Velux windows and storage to the eaves.

En Suite

Three piece suite comprising; low suite wc, hand basin, shower unit with thermostatic shower over. Fully tiled walls, extractor fan and chrome heated towel rail.

Outside

To the front of the property there are two private parking spaces, There is also a low maintenance fore garden with Indian stone pathway and gravelled area.
To the rear there is a Indian stone patio and a level lawn.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: D

The property has a shared sewerage treatment plant and is responsible for 25% of the upkeep.

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 Note & 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

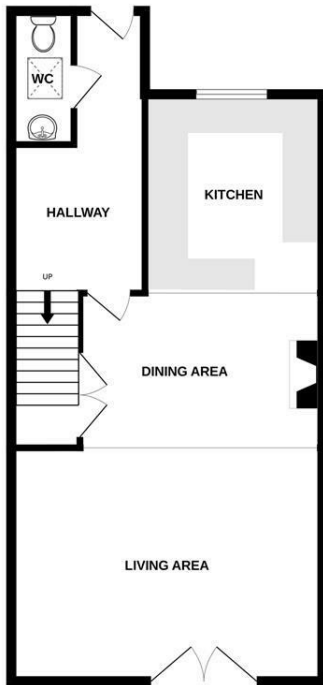
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

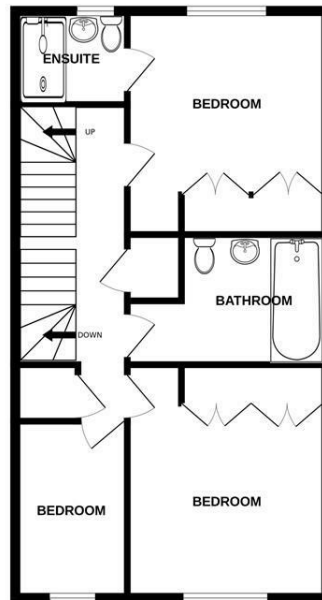
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



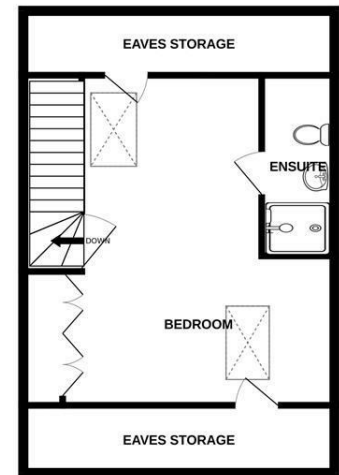
GROUND FLOOR



1ST FLOOR



2ND FLOOR

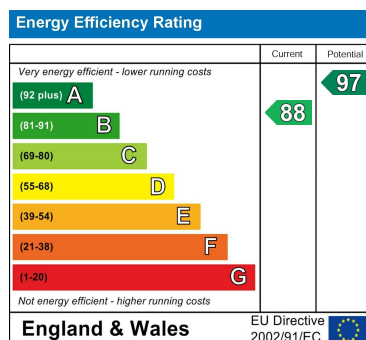


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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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.