



**20 OXLEY FOLD, SETTLE**  
**£425,000**



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## 20 OXLEY FOLD, SETTLE, BD24 9FF

3 bedroomed stone faced and extended semi-detached house located in a cul de sac position within this popular residential area situated on the edge of Settle.

Imaginatively extended/reconfigured by the current owners with rear sunroom extension and garage conversion.

Immaculately presented throughout with quality fixtures and fittings, ready for immediate occupation.

Upvc double glazed windows, gas fired central heating, good sized kitchen with extensive range of units and appliances.

Flowing living space, study, cloakroom, and utility room.  
First floor, 3 bedrooms, landing and shower room.  
Forecourt parking, private rear garden.

This is a real gem of a house and internal inspection is recommended to fully appreciate the size, quality, and position.

Settle is a busy and thriving market town set within stunning countryside on the edge of the Yorkshire Dales National Park.

The town is a centre for tourism and has a strong local community with all local amenities available such as independent shops, public houses, restaurants, school, churches etc.

Rail links via the famous Settle to Carlisle railway with links to major centres such as Leeds, Bradford, and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Cloakroom/WC, Lounge, Kitchen, Dining Room/Sun Room, Utility Room, Snug/Office.

#### First Floor

Landing, 3 Bedrooms, Shower Room

#### Outside

Driveway Parking, Enclosed Rear Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

7'1" x 13'0" (2.15 x 3.96)

Part glazed external entrance door, staircase to the first floor, limestone flooring, radiator, upvc double glazed window.







### **Cloakroom/WC:**

6'0" x 3'0" (1.82 x 0.91)

WC, wash hand basin, tiled walls to dado, upvc double glazed window, radiator, limestone tiled floor.



### **Kitchen:**

7'6" x 13'3" (2.28 x 3.96)

plus 3'10" x 5'2" (1.16 x 1.57)

Range of modern kitchen base units with complementary granite work surfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, built in appliances including AEG electric oven, gas hob, extractor hood, fridge freezer, dishwasher. Upvc double glazed window, radiator, gas boiler in cupboard.



### **Lounge:**

13'8" x 15'0" (4.16 x 4.57)

Good sized square room, multifuel stove, stone fire surround and hearth with wood mantle, radiator, under stairs store cupboard, access to the extension.





### Dining Room/Sun Room:

14'5" x 7'0" (4.39 x 2.13)

extending to 10'6" (3.20)

Superb recent extension to the property, light and airy, upvc double glazed window, upvc double glazed French doors to the garden, porcelain tiled flooring, radiator, access to the utility room, recessed spotlights.



### Utility Room:

9'7" x 7'8" (2.92 x 2.33)

Range of base units with complementary worksurfaces, stainless steel sink with mixer taps, plumbing for washing machine, double glazed double oak doors to the snug, recessed spotlights.



### Snug/Office:

9'6" x 11'5" (2.89 x 3.48)

Upvc double glazed window, flagged flooring, electric heater, stone flagged floor, recessed spotlights, loft access.



## FIRST FLOOR:

### Landing:

6'3" x 11'8" (1.90 x 3.55)

Access to 3 bedrooms and bathroom, bulk head airing cupboard, loft access, radiator.





### **Bedroom 1:**

8'4" x 10'9" (2.54 x 3.27) to face of wardrobe

Double bedroom, upvc double glazed window, radiator, built in wardrobe.



### **Bedroom 2:**

8'4" x 9'8" (2.54 x 2.94) to face of wardrobe

Double bedroom, upvc double glazed window, radiator, built in wardrobe.



### **Bedroom 3:**

6'8" x 6'2" (2.03 x 1.88)

Single bedroom, upvc double glazed window, radiator.

### **Shower Room:**

5'8" x 6'1" (1.72 x 1.85)

Shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, vertical radiator, upvc double glazed window, tiled walls, tiled flooring, recessed spotlights.





## OUTSIDE:

### Front:

Driveway parking, unrestricted street parking

### Rear:

Private rear garden, raised beds, wood store.



### Directions:

Leave Settle office down Cheapside, turn left onto Duke Street, after approximately ½ mile, turn left at the Falcon Manor onto Ingfield Lane, take the 2<sup>nd</sup> right onto Austwick Close, then next right onto Oxley Fold, number 20 is on the right hand side.

### Tenure:

Freehold with vacant possession on completion

### Services:

All mains services are connected to the property.

### Viewing:

Due to current Covid 19 restrictions, viewings are to be conducted under strict rules, please consult with us prior to the appointment to be advised.

### Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.



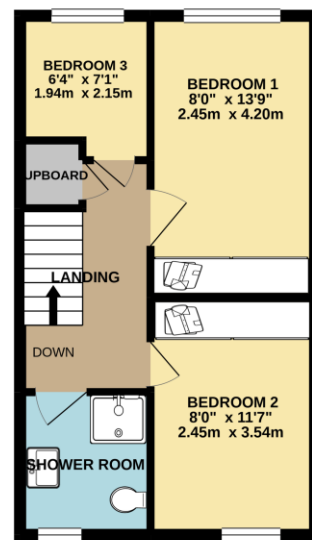
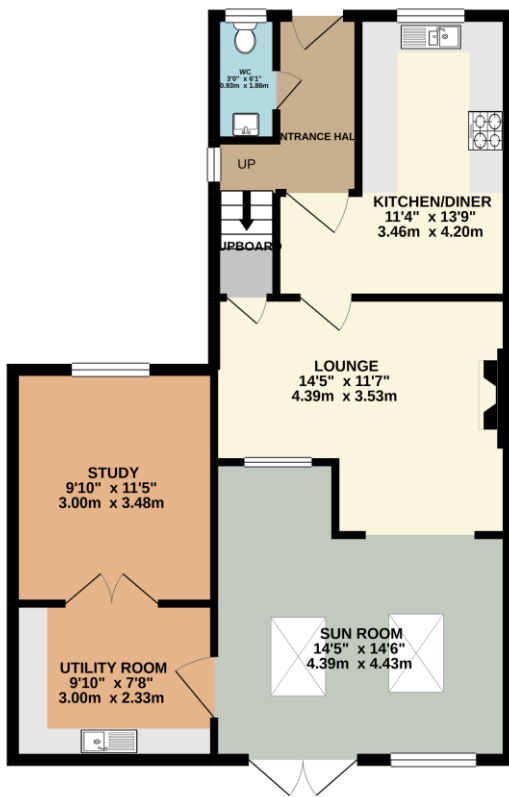
**Local Authority:**  
 Craven District Council  
 1 Belle Vue Square  
 Broughton Road  
 SKIPTON  
 North Yorkshire  
 BD23 1FJ

Council Tax Band 'C'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

GROUND FLOOR

1ST 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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