



**2 GREENFOOT CROFT, SETTLE**  
**£495,000**





## 2 GREENFOOT CROFT, SETTLE, BD24 9RE

Fantastic, substantial 3 bedroom extended link detached bungalow, located in an enviable position on a small cul de sac of 4 properties on the edge of The Green, within the popular Upper Settle area of the town.

Spacious, light, and airy well planned accommodation in an elevated position with outstanding, long distance views Settle and beyond.

Standing within mature tended gardens with attached garage, level parking for several vehicles and electric vehicle charging point.

The property has upvc double glazed windows, gas fired central heating and has recently been re-roofed.

Ideal property for a family or retired buyer, well worthy of inspection to appreciate the size, layout, and position.

This is the first time the property has been offered to the market since it was built in 1980.

Sitting on the edge of The Yorkshire Dales National Park within stunning countryside, approximately a quarter of a mile from the centre of Settle and the town's amenities.

Settle is a busy thriving market town which has all local amenities including independent shops, cafes and restaurants and railway links on the famous Settle to Carlisle railway with regular services to Skipton, Leeds, and Carlisle.

### **ACCOMMODATION COMPRISES:**

Entrance Hall, Lounge/Dining Room, Dining Room/Study, Breakfast Kitchen, 3 Double Bedrooms, Shower Room, House Bathroom, Conservatory, Attached Garage, Gardens, Parking for Several Vehicles.

### **ACCOMMODATION:**

#### **Entrance Hall:**

Covered entrance to ½ glazed external entrance door, access to principal rooms, cylinder cupboard with factory insulated cylinder and immersion heater, radiator, ladder access to loft space which is part boarded and has electric light and 13 amp socket.





### Lounge/Dining Room:

16'2" x 24'4" (4.92 x 7.41)

Very large room, upvc double glazed screen window, upvc double glazed window, Jotul wood burning stove within stone fireplace.



### Dining Room/Study:

10'1" x 12'1" (3.07 x 3.68)

Extension off the lounge, patio doors to the conservatory, upvc double glazed window, radiator.

### Conservatory:

3'0" x 14'9" (0.99 x 4.49)

Double glazed panels, access to the garden.





### Breakfast Kitchen:

20'0" x 8'0" (6.09 x 2.43)

Through room with upvc double glazed windows to the front, rear and side, range of kitchen base units with complementary work surfaces, wall units, 1 ½ bowl stainless steel sink, cooker point, space for table, access to the garage, radiator.



### Shower Room:

7'6" x 5'0" (2.28 x 1.52)

Off the hallway, shower tray with electric shower over, heated towel rail, upvc double glazed window, tiled floor, radiator.





### Bedroom 1:

15'3" x 9'10" (4.64 x 2.99)

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



### Bedroom 2:

10'6" x 9'0" (3.20 x 2.74)

Double bedroom, upvc double glazed window and radiator.



### Bedroom 3:

10'0" x 9'4" (excluding wardrobe) (3.04 x 2.84)

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

### House Bathroom:

7'4" x 6'0" (2.23 x 1.82)

Walk in shower with shower off the system, floor drain, low flush WC, vanity wash hand basin.





## OUTSIDE:

Good sized gardens around the property, outstanding views to the southwest, terrace seating area, lawns with flower beds, trees, and shrubs, attached garage, level driveway with parking for several vehicles.



## Garage:

18'0" x 12'6" (5.48 x 3.81)

With electric roll up door (remote controlled), entrance door/lobby and rear door and window to the garden, utility area with gas fired central heating boiler, part boarded loft with ladder access and electric light, plumbing for washing machine, outlet for tumble dryer, space for freezer, EV electric car charging point on the wall outside the garage door, and access to a small wood store to the side.



## Directions:

Leave the Settle office, go up the High Street and on to Victoria Street, turn right after approximately 400 yards onto Commercial Street, proceed down to the bottom of The Green then turn right onto Greenfoot Croft, number 2 is on the left hand side, a for sale board is erected.



**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected to the property.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**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.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

**Energy rating and score**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



## GROUND 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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[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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