



GREENFOOT, THE GREEN, SETTLE
£525,000





GREENFOOT, THE GREEN, SETTLE, BD24 9HL

Very well presented and maintained 4 bedroom detached house, located in a superb position within the popular upper Settle area of town. Offering spacious, light, and airy accommodation laid over two floors.

Sitting at the bottom of the Green, just within the Yorkshire Dales National Park boundary, having a commanding stand with unrivalled views across open countryside. Conveniently situated to the town's amenities approximately ¼ of a mile from the Market Square.

Upvc double glazed windows, gas fired central heating are installed and the house is ready for immediate occupation.

Ideal family home with spacious ground floor living space, including lounge, snug/dining room, breakfast kitchen, and entrance hall. Plus 4 good sized double bedrooms, gallery landing and house bathroom to the first floor.

Outside comprises driveway to integral garage, pleasant fore garden, and private walled side garden.

Well worthy of internal and external inspection to fully appreciate the size, condition, location, and those views!

Settle is a busy and popular Market Town with many independent shops and businesses sat within stunning countryside. The town has a thriving active community and transport links via regular bus service and rail links on the famous Settle to Carlisle Railway.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor

Landing, 4 Bedrooms, House Bathroom

Outside

Integral Garage, Driveway, Fore Garden, Side Enclosed Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'8" x 13'5" (1.72 x 4.08)

Part glazed upvc external entrance door/side screen, access to principal rooms, staircase to the first floor, understairs store cupboard, recessed spotlights, radiator.

Lounge:

15'2" x 13'0" (4.62 x 3.96)

Good sized light and airy room with two large upvc double glazed windows, views, flame effect gas fire within stone fireplace/hearth, double glazed doors through to the dining room, radiator, coved ceiling.





Dining Room:

9'10" x 10'11" (2.99 x 3.32)

Upvc double glazed windows, views, radiator, archway through to the kitchen, coved ceiling.



Breakfast/Kitchen:

10'0" x 9'10" (3.04 x 2.99) + 9'3" x 7'10" (2.81 x 2.38)

Large room with range of modern kitchen base units with complementary worksurfaces, plus wall units, stainless steel sink with mixer taps, built in Bosch double electric oven, gas hob and extractor hood, plumbing for washer, built in freezer, upvc double glazed window, views, upvc 1/2 glazed rear entrance door, space for table, recessed spotlights, radiator.



FIRST FLOOR:

Landing:

5'7" x 15'10" (1.70 x 4.82) + 4'7" x 3'3" (1.39 x 991)

Gallery landing, access to 4 bedrooms and house bathroom, loft access with ladder to boarded loft, upvc double glazed window, recessed spotlights, airing cupboard with radiator.





Bedroom 1:

13'10" x 12'3" (4.21 x 3.73) to face of wardrobes

Double bedroom, dual aspect with two upvc double glazed windows, views, range of built in wardrobes, radiator, coved ceiling.



Bedroom 2:

8'10" x 11'6" (2.69 x 3.50)

To the front, double bedroom, upvc double glazed window, radiator, coved ceiling.



Bedroom 3:

8'10" x 11'5" (2.69 x 3.48)

To the rear, upvc double glazed window, view, radiator, coved ceiling.



Bedroom 4:

11'0" x 10'9" (3.35 x 3.27)

Upvc double glazed window, view, radiator, coved ceiling.





House Bathroom:

7'2" x 9'8" (2.18 x 2.94)

Well-appointed bathroom comprising 4 piece bathroom suite, bath, shower enclosure with shower over off the system, pedestal wash hand basin, WC, two upvc double glazed windows, radiator, tiled to dado.



OUTSIDE:

Integral Garage:

15'6" x 9'0" (4.72 x 2.74)

With up and over door, power, and light.

Front:

Driveway parking, pleasant tended fore garden with walled boundary.

Side:

Enclosed garden with patio area, lawn, walled boundaries, rear access path.



Directions:

Leave the Settle office up the High Street onto Victoria Street, go up Victoria Street then right onto Commercial Street, go along the bottom of The Green and Greenfoot is located on the left hand side, a for sale sign 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'



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Market Place

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