



MILLBANK, MILL LANE, RATHMELL
£295,000





MILLBANK, MILL LANE, RATHMELL, SETTLE, BD24 0JY

2 bedroom bungalow, located in a superb rural position on the edge of Rathmell village. Standing within good sized gardens with ample off street parking and attached garage.

In need of some modernisation to bring it up to todays standards but offers huge potential. The property has some double glazed windows and LPG heating system.

Improvement works are likely to comprise, new kitchen and bathroom fittings, redecoration, some new windows, and heating upgrade.

Ideal property for retired couple, family, first time buyer, investor, or holiday cottage.

Available with immediate effect with no onward chain.

Well worthy of internal and external inspection to fully appreciate the size, stunning position, and potential.

Located approximately 1 mile from Rathmell Village, within a small cluster of properties, with access to open countryside and lots of walks etc. Rathmell Village is a popular village, approximately 2 miles from the market town of Settle and the Yorkshire Dales National Park.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Inner Hallway, Lounge, Conservatory, Kitchen, 2 Bedrooms, Bathroom.

Outside

Attached Garage, Forecourt Parking, Mature Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

4'9" x 4'4" (1.45 x 1.32)

Glazed external door and built in cupboard.

Inner Hallway:

3'8" x 15'7" (1.12 x 4.75) plus 3'0" x 5'3" (0.91 x 1.60)

L-shaped hallway with half glazed inner door, radiator, loft access.

Lounge:

17'0" x 11'9" (5.18 x 3.58)

Good sized room with upvc double glazed window, stone fireplace with stone hearth, (Parkray Stove, decommissioned). Coved ceiling, radiator.





Conservatory:

14'7" x 6'0" (4.45 x 1.83)

Off the lounge, with sliding doors with access to the garden, tiled floor.



Kitchen:

11'9" x 8'3" (3.58 x 2.52)

Range of old style kitchen base units with complementary work surfaces, wall cupboards, stainless steel sink with mixer taps, cooker point, two single glazed windows, radiator, space for table, LPG gas fired combination boiler, plumbing for washing machine.



Bedroom 1:

10'0" x 9'0" (4.14 x 3.09)

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



Bedroom 2:

8'3" x 9'11" (2.52 x 3.02)

Upvc double glazed window, built in cupboards, and radiator.



**Bathroom:**

6'5" x 7'5" (1.96 x 2.26)

3-piece coloured bathroom suite comprising bath, WC, pedestal wash hand basin, built in cupboard, radiator.

**OUTSIDE:**

Attached Garage:

17'6" x 9'1" (5.34 x 2.77) with up/over door, power, and light.

Forecourt parking with access off Mill Lane, mature gardens with lawns, mature trees/shrubs, sloped area overlooking the Glen.

**Directions:**

Enter Rathmell Village from Settle, turn right in the centre at the Reading Room on to Hesley Lane, proceed approximately 1 mile, turn right on to Mill Lane, Millbank is located on the left-hand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

Mains water, electric, private adopted drainage, LPG heating.

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.

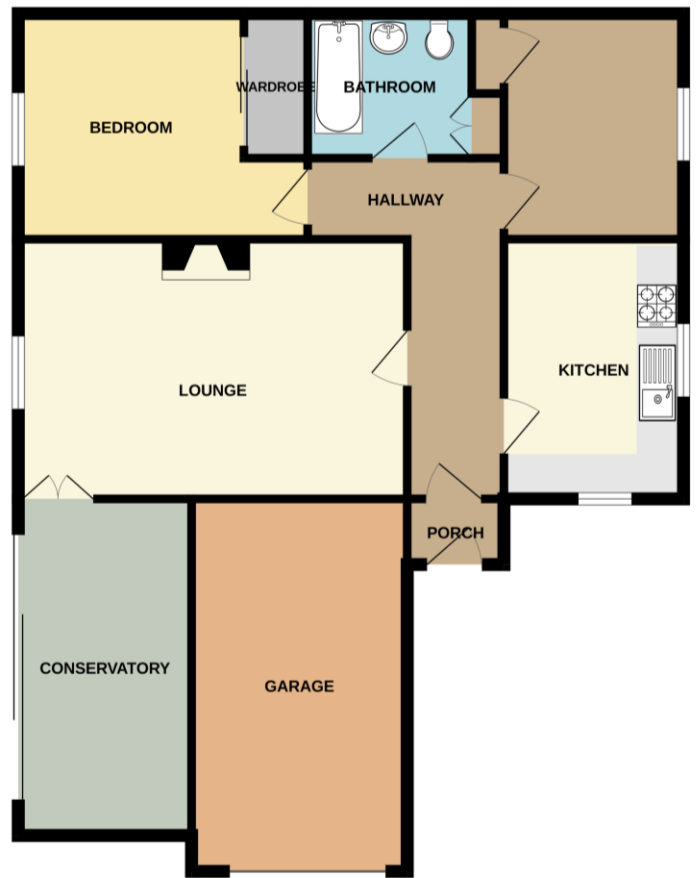
N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

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 'D'

Millbank Rathmell SETTLE BD24 0JY	Energy rating F
Valid until 16 January 2034	Certificate number 0320-2395-4390-2894-8385



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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