



**5 MAYVILLE TERRACE, SETTLE**  
**£290,000**



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## 5 MAYVILLE TERRACE, SETTLE, BD24 9JQ

Substantial, 4 bedroomed stone built, end terraced house, located in a convenient position approximately ¼ of a mile level walk from the market square.

Spacious accommodation laid over three floors with upvc double glazed windows and external doors, plus gas fired central heating.

Ground floor entrance hall, two reception rooms, kitchen, and WC.

First floor, two bedrooms and bathroom.

Second floor, two further bedrooms and a shower room.

Outside, manageable gardens, garage, and rear vehicle access.

Good sized family home, convenient position for the local schools.

Well worthy of internal inspection to appreciate the size and layout.

Settle is a busy, historic Market Town, situated on the edge of the Yorkshire Dales National Park, set amid scenic countryside.

The town has all local amenities, such as independent shops, pubs and cafes, recreational and educational facilities, plus regular transport links via a bus service and railway station.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Lobby, Inner Hallway, Lounge, Dining Room, WC, Kitchen.

#### First Floor

Landing, 2 Bedrooms, Bathroom.

#### Second Floor

Landing, 2 Bedrooms, Shower Room.

#### Outside

Fore Garden, Rear Garden, Detached Garage.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Lobby:

3'2" x 3'0" (0.96 x 0.91)

Covered entrance with slate roof, part glazed external entrance door, glazed inner door.

##### Inner Hallway:

3'2" x 10'10" (0.96 x 3.30)

Staircase to the first floor, radiator, access to the lounge and dining room.



### Lounge:

10'2" x 14'2" (3.09 x 4.31)

With upvc double glazed bay window, electric fire within feature fireplace with wood surround, radiator, coved ceiling.



### Dining Room:

14'9" x 13'0" (4.49 x 3.96)

Large room to the rear, with upvc double glazed rear external entrance door, radiator, large understairs store housing gas fired central heating boiler, tiled fireplace and hearth, picture rail.



### WC:

Off the kitchen, with low flush WC, vanity wash hand basin, upvc double glazed window.

### Kitchen:

8'10" x 7'9" (2.69 x 2.36)

With range of kitchen base units with complementary worksurfaces, wall units, electric oven, gas hob, cooker hood, two upvc double glazed windows, stainless steel sink with mixer taps, plumbing for washing machine, heated towel rail.





## FIRST FLOOR:

### Landing:

5'7" x 14'10" (1.70 x 4.52)

Access to two bedrooms and bathroom, staircase to the second floor, upvc double glazed gable window.

### Bedroom 1:

14'10" x 11'7" (4.52 x 3.53)

Double bedroom with upvc double glazed window, cast iron fireplace, radiator, picture rail, under stairs store cupboard.



### Bedroom 2: Rear

9'3" x 10'4" (2.81 x 3.15)

With upvc double glazed window, and radiator.



### Bathroom:

5'3" x 10'4" (1.60 x 3.15)

With three pieced coloured bathroom suite comprising bath with electric shower over, screen, WC, pedestal wash hand basin, upvc double glazed window and radiator.



## SECOND FLOOR:



### **Landing:**

Access to two bedrooms and shower room.

### **Bedroom 3:**

8'7" x 14'10" (2.61 x 4.52)

With upvc double glazed dormer window, reduced eaves, eaves storage, and radiator.



### **Bedroom 4:**

9'7" max x 14'10" (2.92 x 4.52)

Upvc double glazed dormer window, eaves storage, and radiator.



### **Shower Room:**

With shower enclosure with electric shower, low flush WC, pedestal wash hand basin, heated towel rail.





## OUTSIDE:

### Front:

Pleasant fore garden.

### Rear:

Yard area, small lawn, flower beds, mature tree.

### Detached Garage:

10'1" x 13'9" (3.07 x 4.19)

Automatic up/over door, power and lights, rear parking area.



### Directions:

Leave the Settle office down through the Market Place on to Church Street, go under the Railway Bridge and Mayville Terrace is on the righthand side. A For Sale Board is erected.

### Tenure:

Freehold with vacant possession on completion

### Services:

All mains services are connected.

### 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.

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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  
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Council Tax Band 'D'



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