



**18 INGFIELD ESTATE, SETTLE**  
**£270,000**







## 18 INGFIELD ESTATE, SETTLE, BD24 9BQ

3 Bedroom semi-detached house, located within a popular residential area on the edge of town offering spacious accommodation laid over two floors.

Standing within gardens to the front and rear, with long side driveway with parking for several vehicles plus a detached single garage.

In need of some modernisation to bring it up to modern day standards but the property offers huge potential to create a good family home.

The property has upvc double glazed windows and gas fired central heating.

The ground floor accommodation has been refigured from the original layout to give a large open plan living/dining room.

Ideal property for first time buyer, retired buyer, or investor.

Ready for immediate occupation with no chain.

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

Settle is a busy and popular market town located on the edge of the Yorkshire Dales National Park, set amid outstanding countryside.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Open Plan Loung/Dining Room, Kitchen, Sunroom.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Fore Garden, Side Driveway.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'4" x 6'4" (1.93 x 1.93)

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

##### Lounge/Dining Room:

15'0" x 26'1" (4.57 x 7.95)

Large open plan area, formerly two rooms, upvc double glazed bay window, fireplace housing electric fire in wood surround and marble hearth to front side of room. Gas fire in wood surround and marble hearth to rear side, upvc double glazed gable window, understairs store, 3 radiators, doored/shelved alcove, wall lights, glazed double doors to the sunroom.





## Lounge Side:



## Dining Side:



## Kitchen:

11'1" x 6'3" (3.38 x 1.91)

Range of old-style kitchen base units, stainless steel sink, part glazed side external entrance door, electric cooker point.



## Sunroom:

11'5" x 10'6" (3.48 x 3.20)

Glass roof, 1/2 glazed door to the rear garden.







## FIRST FLOOR:

### Landing:

6'1" x 8'5" (1.85 x 2.57)

Access to 3 bedrooms and bathroom, upvc double glazed gable window, radiator, loft access.

### Bedroom 1:

10'4" x 13'6" (3.15 x 4.12)

Double bedroom, upvc double glazed bay window, radiator.



### Bedroom 2:

12'1" x 10'4" (3.68 x 3.15)

Double bedroom, upvc double glazed window, radiator, alcove cupboard.



### Bedroom 3:

6'0" x 8'1" (3.70 x 3.17)

Single bedroom, upvc double glazed window, radiator.







### **Bathroom:**

6'0" x 7'7" (1.83 x 2.31)

3-piece white bathroom suite comprising cast iron bath, wash hand basin, WC, radiator, Worcester gas fired central heating boiler in cupboard.



### **OUTSIDE:**

#### **Front:**

Fore garden laid to lawn, flower borders, driveway.

#### **Side:**

Driveway.



#### **Rear:**

Attached small store, rear garden, mature shrubs.



#### **Single Garage:**

9'5" x 20'0" (2.87 x 6.09)

Double doors to the front, side door.



**Directions:**

Leave the Settle office down Cheapside, go left onto Duke Street. Proceed approximately 1 mile and turn right onto Cammock Lane, opposite the Falcon Hotel. No.18 Ingfield Estate is located on the left, 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  
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Council Tax Band 'C'



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