



30 KINGS MILL LANE, SETTLE
£350,000





30 KINGS MILL LANE, SETTLE, BD24 9FD

Substantial, 3/4 bedroom, stone faced, three storey town house, located in a superb position on this small popular development, situated on the edge of Settle.

This property is in a very sought after position, having views over the Ribble River to the rear and Settle Hills and Castleberg to the front.

Exceptionally well presented throughout, with quality fixtures and fittings including recently installed upvc double glazed windows and external doors, gas fired central heating, Oak flooring, and a good eye for detail.

Modern kitchen with appliances and modern bathroom, ensuite facilities.

Outside, added advantage over the other properties of ample parking to the front and side for 4 cars, pleasant enclosed paved rear garden and riverbank access.

Ideal family home with access to the town's amenities plus easy access to local schools.

Viewing is strongly recommended as these houses, with river frontage are rare to the market.

Settle is a popular Dales Market Town, which offers all local amenities including independent shops, pubs, cafes etc.

The town has a Booths Supermarket, recreational facilities and educational facilities.

Rail links via the famous Settle to Carlisle Railway approx. ½ mile and to Lancaster via Giggleswick Station.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom/WC, Utility Room, Study/4th Bedroom, Store, Gym (Garage).

First Floor

Landing, Lounge/Dining Room, Kitchen.

Second Floor

Landing, 3 Bedrooms (one Ensuite), House Bathroom.

Outside

Forecourt Parking to the front and side for 4 vehicles, Rear Enclosed Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'2" x 21'3" (1.88 x 6.47)

Covered entrance tiled canopy, part glazed external entrance door, Toucan doorbell/camera connected to the internet, serviced alarm fitted, staircase to the first floor, cloaks cupboard off, oak flooring, access to store/gym (former garage), recessed spotlights, radiator, understairs store cupboard.



WC:

2'7" x 6'2" (0.78 x 1.88)

WC, wash hand basin, radiator and Oak flooring.

Utility Room:

6'3" x 4'10" (1.90 x 1.47)

Recently installed gas fired central heating boiler, worksurface, plumbing for washing machine, space for dryer, wall cupboard, tiled flooring, upvc double glazed window, radiator.



Study/Bedroom 4:

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

Upvc double glazed double doors with access to the rear garden, overlooking the riverbank, upvc double glazed window, radiator, Oak flooring, shelving.



Lobby Access to Storeroom:

3'3" x 3'1" (0.99 x 0.94)

Storeroom:

7'5" x 3'1" (2.26 x 0.94)

Within existing garage, up and over door, useful storage, tap, leading to gym room.

Gym:

8'7" x 11'4" (2.61 x 3.45)

Could easily be reverted to a garage if required.



FIRST FLOOR:

Landing:

12'8" x 6'3" (3.86 x 1.90)

Spacious landing area, staircase to the second floor, upvc double glazed window with views, Oak flooring, access to the lounge/dining room plus kitchen, radiator, recessed spotlights.





Lounge/Dining Room:

18'2" x 16'1" (5.53 x 4.90)

Spacious room, very light with large upvc double glazed floor to ceiling window with aspects over the river, flame effect gas fire within feature stone fireplace on hearth, two additional upvc double glazed windows, Oak flooring, space for large dining table, two radiators, two ceiling lights.



Kitchen:

11'4" x 9'5" (3.45 x 2.87)

With range of modern kitchen base units with complementary worksurfaces, breakfast bar, wall units, integral appliances including 2 AEG electric ovens, 5 ring gas hob, large stainless steel extractor hood, fridge freezer, sink with mixer tap, upvc double glazed windows with fantastic views of Castleberg, radiator.



SECOND FLOOR:

Landing:

Access to 3 bedrooms and house bathroom, 2 useful store cupboards, loft access, recessed spotlights, Oak flooring.

Bedroom 1:

9'8" x 9'5" (2.94 x 2.87) (to face of wardrobe)

Rear double bedroom, upvc double glazed floor to ceiling window with aspects over the river, range of built in wardrobes, radiator and Oak flooring.





Bedroom 2: to the rear

9'3" x 12'4" (2.81 x 3.75)

Double bedroom to the front, two upvc double glazed windows with views of Castleberg, built in cupboard, radiator, Oak flooring.



Ensuite Shower Room:

2'4" x 9'3" (0.71 x 2.81)

Shower enclosure with shower off the system, WC, pedestal wash hand basin, tiled walls, tiled flooring, radiator.

Bedroom 3:

6'2" x 9'8" (1.88 x 2.94)

Rear bedroom, upvc double glazed window, radiator, Oak flooring.



House Bathroom:

8'0" x 5'10" (2.43 x 1.77)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, tiled walls to dado, tiled floor, radiator, recessed spotlights.





OUTSIDE:

Front/Side:

Paved area parking for 4 cars.



Rear:

Pleasant enclosed decorative paved rear garden, security light/camera connected to the internet, outside electrical socket, aspects over the river and gated access to the riverbank, fenced boundaries.



Directions:

By car, go down Station Road off Duke Street, approximately $\frac{1}{4}$ of a mile, turn right at Ribblesdale onto Sowarth Industrial Estate, go to the end and turn left onto Kings Mill Lane development and No.30 is straight ahead. A for sale sign is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All mains' services are connected to the property.

Age:

2003

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'



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Market Place

Settle

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