



1 HIGH FELL CLOSE, SETTLE
£485,000





1 HIGH FELL CLOSE, SETTLE, BD24 9RR

Very spacious 3 bedroom detached bungalow located in a superb position on the edge of Settle on a small cul de sac of 4 properties.

Well presented and maintained property with quality fixtures and fittings throughout, ready for immediate occupation with no onward chain.

Well planned accommodation with very large lounge plus rear conservatory with outstanding rear views over the garden across open fields, living kitchen with extensive range of modern units and appliances, 3 good sized bedrooms, house bathroom and additional shower room, useful utility area, study and store.

Upvc double glazed windows and gas fired central heating are installed.

Ideal property for families, retired buyer or investor.

Level gardens around the property, ample parking for several vehicles, lawn mature shrubs and trees.

Approximately half a mile from the centre of town within a popular sought after residential area.

Settle is a busy, popular market town located on the edge of The Yorkshire Dales National Park and stands within spectacular countryside.

The town has a very active community and a wide range of facilities and amenities.

There is a regular bus service to Skipton and Lancaster plus rail links via the famous Settle to Carlisle railway.

A fantastic property in a good position, well worthy of internal and external inspection to fully appreciate the size, layout and views.

ACCOMMODATION COMPRISES:

Entrance Hall, Cloakroom, Lounge, Conservatory, Living Kitchen, Conservatory 2, Utility Room, Study, 3 Bedrooms, House Bathroom, Shower Room.

Outside

Parking, Storeroom, Good Size Tended Gardens.

ACCOMMODATION:

Entrance Hall:

6'0" x 12'10" (1.82 x 3.91)

plus 3'4" x 3'11" (1.01 x 1.19)

Covered entrance leading to central entrance hall, upvc glazed external door and side panel, coved ceiling, radiator, cloaks cupboard, loft access.





Shower Room:

3'6" x 9'5" (1.06 x 2.87)

Shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, upvc double glazed window, heated towel rail, boarded walls to dado.



Living Kitchen:

15'1" x 18'2" (4.59 x 5.53)

Exceptionally large light and airy room with extensive range of modern kitchen base units with complementary Corian work surfaces, wall units, island unit/breakfast bar, integral appliances including double electric oven, induction hob, extraction hood, built in fridge freezer, dishwasher, sink with mixer taps, upvc double glazed window, 2 Velux roof lights with automatic blinds, Karndean flooring, double doors to front conservatory, space for table, flueless gas stove, 2 radiators, coved ceiling.





Front Conservatory:

6'6" x 14'2" (1.98 x 4.31)

Extension to the front, upvc double glazed windows, upvc external entrance door, exposed stone wall.



Utility Room:

10'0" x 7'3" (3.04 x 2.21)

Off the kitchen with range of base units and complementary worksurfaces, ½ glazed upvc side external entrance door and side window, cupboard housing pressurised hot water system, stainless steel sink with mixer taps, plumbing for washing machine, wall cupboards, radiator.



Study:

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

Upvc double glazed window, gas fired central heating boiler, radiator, access to store.





Lounge:

22'4" x 12'5" (6.80 x 3.78)

Very large room with upvc double glazed window, gas fire in stone fireplace, coved ceiling, 2 radiators, double glazed patio doors to rear conservatory, views.



Rear Conservatory:

10'6" x 13'1" (3.20 x 3.98)

Upvc double glazed windows, upvc double glazed double doors with access to the rear garden and superb views, 2 radiators.





Bedroom 1:

11'0" x 13'3" (3.35 x 4.03) plus lobby

Double bedroom to the rear, dual aspect, 2 upvc double glazed windows with views, radiator, built in wardrobes, recessed spotlights.



Bedroom 2:

11'0" x 12'8" (3.35 x 3.86)

Double bedroom, upvc double glazed window, built in wardrobes, radiator.



Bedroom 3:

9'0" x 9'0" (2.74 x 2.74)

Single bedroom, upvc double glazed window, built in wardrobe, radiator.





House Bathroom:

8'10" x 7'2" (2.69 x 2.18)

3 piece white bathroom suite comprising bath with side tap, pedestal wash hand basin, low flush WC, vertical radiator, upvc double glazed window.



OUTSIDE:

Front:

Tarmaced parking area for 2 vehicles, pavioured path to front door, lawn area, side access to both sides of the property

Store:

9'6" x 10'3" (2.89 x 3.12)

Up and over door, range of kitchen units.

Rear:

Good sized level garden laid to lawn with views, patio area, mature trees, greenhouse, flower beds, raised pond.



**Directions:**

Leave the Settle office down Cheapside, go left onto Duke Street, proceed for approximately half a mile, go past The Falcon Hotel, High Fell Close is the next left turn, 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
North Yorkshire
BD23 1FJ

Council Tax Band 'F'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.