



**25 MARSHFIELD ROAD, SETTLE**  
**£315,000**



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## 25 MARSHFIELD ROAD, SETTLE, BD24 9DA

Well appointed and extended 3 bedroom family house located in the popular Marshfield Road area of town within a quarter of a mile level walk of the market square.

Spacious accommodation laid over 2 floors comprising entrance hallway with cloakroom/WC off, lounge with multi fuel stove, large extended family room with underfloor heating and bi folding doors giving access to the garden, fitted kitchen, 3 good sized bedrooms, modern bathroom and wide galleried landing.

Unrestricted parking to the front, vehicle access to the rear with large garage, parking space and rear garden.

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

Decorated and presented to a good standard throughout, ready for immediate occupation.

Many interesting features evident. Well worthy of internal inspection to fully appreciate the size and layout.

Pleasant views over the cricket field to the rear.

Settle is a popular market town located on the edge of The Yorkshire Dales National Park amid stunning countryside.

The town has a thriving community and local facilities and amenities such as primary and secondary schools, private school, independent shops and recreational facilities.

There are regular bus and train links to Skipton, Lancaster and Leeds.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Cloakroom, Lounge, Family Room, Kitchen, Utility Room.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Foregarden, Rear Garden, Large Garage, Parking Space.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'7" x 7'10" (2.00 x 2.38)

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

##### Cloakroom:

6'10" x 3'3" (2.08 x 0.99)

WC with hidden cistern, wash hand basin, upvc double glazed window.





### Lounge:

11'5" x 17'2" (3.48 x 5.23)

Good sized room with upvc double glazed window to the front, multifuel Esse stove within wood fire surround with cast iron inset and flagged hearth, 2 radiators.



### Family Room:

9'9" x 23'2" (2.97 x 7.06)

Large rear extension with double glazed bi folding doors with access to the rear garden, open ceiling with 2 Velux roof lights, sitting area to one side dining area to the other side, wood flooring and underfloor heating.



### Kitchen:

10'3" x 15'4" (3.12 x 4.67)

Range of modern kitchen base units with complementary wood worksurfaces, wall units, 1½ bowl sink with mixer taps, gas hob, extraction hood, plumbing for dishwasher, built in gas double oven, radiator, upvc double glazed window, glazed door to family room.





### Utility Area:

With plumbing for washing machine.

### FIRST FLOOR:

#### Landing:

6'8" x 15'5" (2.03 x 4.69)

Spacious gallery style landing with access to 3 bedrooms and bathroom, loft access, upvc double glazed window.



#### Bedroom 1:

12'0" x 10'2" (3.65 x 3.09) to face of wardrobes

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



#### Bedroom 2:

11'7" x 7'0" (3.53 x 2.13)

Single bedroom, upvc double glazed window, radiator.





### **Bedroom 3:**

7'2" x 10'5" (2.18 x 3.17)

Single bedroom, upvc double glazed window, radiator.



### **Bathroom:**

10'4" x 5'0" (3.15 x 1.52)

Well-appointed bathroom with modern white 3 piece suite comprising bath with shower over, pedestal wash hand basin, low flush WC, upvc double glazed window, heated towel rail, cupboard housing gas central heating boiler.



### **OUTSIDE:**

#### **Front:**

Unrestricted street parking, fore garden.



#### **Rear:**

Private enclosed rear garden, garage/workshop, parking space.



**Garage/Workshop:**

13'5" x 22'0" (4.08 x 6.70)

**Directions:**

Leave the Settle office through the market square onto Church Street, go under the railway bridge, turn left onto Marshfield Road, number 25 is on the left hand side, 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 'C'



## FLOORPLAN & EPC TO FOLLOW



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