



29 NORTHFIELDS AVENUE, SETTLE
£220,000





29 NORTHFIELDS AVENUE, SETTLE, BD24 9JR

Well appointed 2 bedroom end terrace house located on a small cul de sac estate approximately a quarter of a mile level walk from the market square.

Recently upgraded by the current owners to a good standard with new kitchen units and appliances, the property has also been rewired.

Standing within generous gardens with parking for several vehicles to the front and enclosed rear garden with large detached workshop.

Upvc double glazed windows, gas fired central heating and multi fuel stove in the lounge.

Decorated throughout to a high standard, including new flooring, ready for immediate occupation.

The property is subject to a local occupancy restriction which means that the occupier must be living within North Yorkshire.

Fantastic property, ideal for first time buyer or family buyer.

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

The town has all local amenities such as shops, schools, churches, doctors surgery etc plus transport links to centres such as Skipton, 16 miles, Lancaster, 20 miles and Kendal, 30 miles.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom.

Outside

Large Front Garden, Parking, Rear Garden, Workshop.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'7" x 5'5" (1.70 x 1.65)

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

Lounge:

16'10" x 10'6" (5.13 x 3.20)

Through room with upvc double glazed windows to the front and rear, multifuel stove within recessed fireplace, flagged hearth, 2 radiators.





Kitchen:

10'3" x 15'0" (3.12 x 4.57) max plus 3'0" x 3'7" (0.91 x 1.09)

Range of modern kitchen base units with complementary work surfaces, wall units, 1 ½ bowl sink with mixer taps, built in Zanussi oven, gas hob, extraction hood, breakfast bar, under stairs store cupboard, ½ glazed side external entrance door, 2 upvc double glazed windows, radiator, plumbing for washing machine, recessed spotlights and pendant lights over breakfast bar.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom, loft access, upvc double glazed window.

Bedroom 1:

15'0" x 10'4" (4.57 x 3.15)

Double bedroom, through room, 2 upvc double glazed windows, radiator, built in cupboard.



Bedroom 2:

10'4" x 9'5" (3.15 x 2.87)

Small double bedroom, upvc double glazed window, bulkhead store cupboard housing gas fired combination boiler, radiator.



**Bathroom:**

7'5" x 5'7" (2.26 x 1.70)

Modern 3 piece white bathroom suite comprising bath with shower over off the system, low flush WC, vanity wash hand basin, upvc double glazed window, modern heated towel rail.

**OUTSIDE:****Front:**

Large well-tended garden with lawn, parking for several vehicles, side access to rear garden

Rear:

Enclosed rear garden, recently constructed workshop.

**Directions:**

Leave the Settle office, go through the market square onto Church Street, at Bridge End turn right onto the B6479, after approximately 400 yards turn right onto Northfields Crescent and right again onto Northfields Avenue, number 29 is on the left hand side.

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.

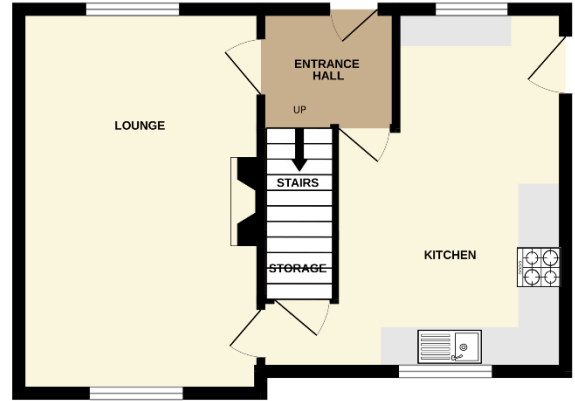
Local Authority:

North Yorkshire Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

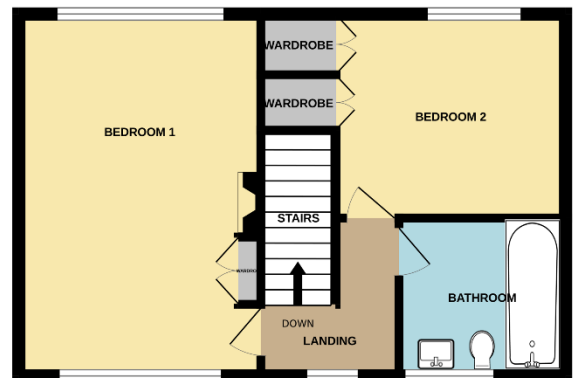
Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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