



54 KINGS MILL LANE, SETTLE
£360,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



54 KINGS MILL LANE, SETTLE, BD24 9FD

Well appointed, 3/4 bed roomed semi-detached town house, located in a good position at the head of this small cul de sac development within a ¼ of a mile of Settle centre with outstanding rear river views.

Upgraded accommodation (2019) laid over three floors with modern and quality fixtures and fittings throughout, including new upvc double glazed windows, new kitchen with appliances, three new bathrooms, underfloor heating to the ground floor and roof top solar PV Panels with battery storage system.

Well decorated, light and airy rooms with gas fired central heating.

Ready for immediate occupation with no chain.

Outside, forecourt parking for two vehicles, enclosed paved rear garden, side access and access to the riverbank and communal area.

Ideal family home in a popular area on the edge of Settle and Giggleswick. Well worthy of internal inspection to appreciate the size, layout, position, condition and the outstanding views.

Settle is a popular Market Town located on the edge of the Yorkshire Dales National Park, set amid scenic countryside. The town has all local amenities such as independent shops, pubs, cafes, recreational facilities, Victoria Hall, Sports Clubs etc. Two primary schools, secondary and private school.

Transport links via regular service by train with station in Settle and Giggleswick. Bus services to major centres. Skipton 16 miles, Leeds 40 miles, Lancaster 24 miles.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Second Lounge/4th Bedroom, Shower Room, Workshop.

First Floor

Landing, Open Plan Lounge/Kitchen

Second Floor

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

Outside

Forecourt Parking, Enclosed Rear Garden, Access to Riverbank.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'0" x 17'5"

Covered entrance canopy, part glazed external entrance door, staircase to the first floor, access to second lounge/4th bedroom, workshop/utility room, laminate flooring, electric underfloor heating, two radiators, boot store.





Second Lounge/4th Bedroom:

15'8" x 14'10"

Good sized room, upvc double glazed double doors with access to the rear garden, upvc double glazed gable window, upvc double glazed rear window, radiator, laminated flooring with electric underfloor heating.



Ensuite Shower Room:

Well-appointed with shower enclosure with shower off the system, WC, vanity wash hand basin, recessed spotlights, upvc double glazed window, heated towel rail.



Workshop/Utility Room:

11'3" x 10'0"

Former garage (garage door still in place), gas fired central heating boiler, solar panel controls, up and over door, power/light, recessed spotlights.



FIRST FLOOR:

Landing:

13'1" x 6'1"

Two doors off to the open plan lounge/kitchen, upvc double glazed window, radiator, staircase to the second floor, recessed spotlights.



Lounge/Kitchen:

Large, light and airy open plan room with lounge area to the rear, kitchen area to the front.



Lounge Side:

11'6" x 16'4" plus 5'7" x 12'0"

Large upvc double glazed screen window with aspects over the river, two additional upvc double glazed windows, radiator, archway to the kitchen side, laminated flooring.



Kitchen Side:

9'1" x 11'3"

Kitchen installed in 2019, extensive range of modern kitchen base units with complementary wood worksurfaces, wall units, Belfast sink with mixer taps, built in appliances including electric oven, induction hob, extractor hood, fridge/freezer, recessed spotlights, upvc double glazed window and radiator.





SECOND FLOOR:

Landing:

8'8" x 3'0"

Access to 3 bedrooms and house bathroom, loft access with ladder to part boarded loft, recessed spotlights.

Bedroom 1:

12'2" x 11'7"

To the rear, double bedroom, upvc double glazed screen window with aspects over the river, range of built in wardrobes, laminate flooring.



Ensuite Shower Room:

5'10" x 5'4"

Well-appointed ensuite with shower enclosure with shower off the system, vanity wash hand basin, WC with hidden cistern, radiator, recessed spotlights, upvc double glazed window.



Bedroom 2:

8'4" x 13'2"

Double bedroom, upvc double glazed window with views, radiator, range of built in wardrobes.





Bedroom 3:

10'0" x 6'0"

Single bedroom, upvc double glazed window and views, radiator, large bulkhead store cupboard.



House Bathroom:

6'0" x 6'3"

Modern 3 piece white bathroom suite comprising bath, WC with hidden cistern, vanity wash hand basin, recessed spotlights, vertical radiator.



OUTSIDE:

Forecourt parking. Fenced rear garden, paved, access to the riverbank. Paved side access, bin storage. Access to community space.



**Directions:**

Leave the Settle office by car down Duke Street, turn right onto Station Road, go past the Land Rover garage, take the next right onto the estate, go to the end of the estate, go left onto Kings Mill Lane, No.54 is at the end on the right hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Age:

2000

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. Access to adjoining communal garden adjacent to the property.

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. Solar panels are installed 2019 – 3.55kw roof top solar installation on the west facing roof, yielding 3mwh of electric annually with 2no 3.50kwh battery storage system. Surplus energy sold back to grid via feed in tariff.

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.

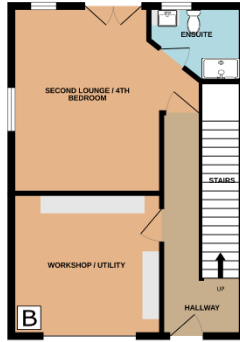
Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band 'D'

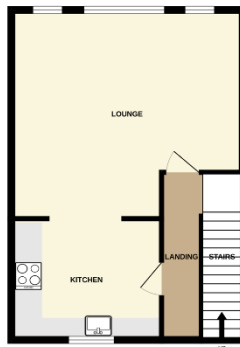
Energy rating	Valid until:	6 April 2033
B	Certificate number:	0310-2276-9240-2707-5565



GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2024

 **rightmove**.co.uk
The UK's number one property website



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.