



**7 PENYGHENT VIEW, SETTLE**  
**£440,000**





## 7 PENYGHENT VIEW, SETTLE, BD24 9JJ

Substantial 4 bedroomed, stone built mid terraced house, located in a superb and convenient position approximately ¼ of a mile level walk from the Market Square.

Plus, walled rear croft with planning approval for a detached two bedroomed bungalow.

Main house comprises spacious accommodation laid over four floors, with secondary glazed windows, gas fired central heating and many characterful features evident throughout.

First time advertised in 60 years, in need of some modernisation but offers huge potential.

Well-loved and homely property which can only be fully appreciated by internal and external inspection to appreciate the size, layout and scope.

Available with house and garden, plus rear croft.

No Onward Chain.

Settle is a busy and popular Market Town situated in stunning countryside on the edge of the Yorkshire Dales National Park. The town has all local amenities such as independent shops, pubs and cafes, schools, recreational facilities and an active community spirit.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

#### Lower Ground Floor

Hallway, Pantry, Workshop, Utility Room.

#### First Floor

Landing, 2 Bedrooms, Bathroom, Separate WC.

#### Second Floor

Landing, 2 Bedrooms, Dark Room

#### Outside

Fore Garden, Enclosed Rear Garden. Separate Detached Garden/Croft with parking for 2 or 3 cars.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'5" x 18'1" (1.95 x 5.51)

Half glazed external entrance door with fan light over, staircase to the first floor, coved ceiling, access to lounge, dining room, kitchen and doored access to the cellar.





### Lounge:

13'2" x 16'5" (4.01 x 5.00) to bay window

Secondary glazed timber window, Parkray stove within tiled fireplace, radiator, picture rail, coved ceiling.



### Dining Room:

11'7" x 13'6" (3.53 x 4.11)

Parkray stove in tiled fireplace, secondary glazed rear window, picture rail, coved ceiling, alcove cupboard, radiator.



### Kitchen:

8'3" x 10'4" (2.51 x 3.15)

Range of old style base units with complementary work surfaces, double drainer sink unit, 2 tall larder units, gas cooker point, solid upvc rear external entrance door, single glazed sash window.





## FIRST FLOOR:

### Landing:

6'5" x 14'7" (1.95 x 4.44)

Access to 2 bedrooms, bathroom and separate WC, staircase to the second floor.

### Bedroom 1:

13'4" x 14'0" (4.06 x 4.26)

To the front, large double bedroom, secondary glazed window, blocked fireplace with painted slate surround, radiator.



### Bedroom 2:

11'5" x 14'1" (3.48 x 4.29)

To the rear, large double bedroom, secondary glazed window, cast iron fireplace.



### Bathroom:

8'1" x 9'8" (2.46 x 2.94)

3-piece white bathroom suite comprising cast iron bath with shower over, WC, pedestal wash hand basin, secondary glazed window, radiator, large airing cupboard with heating, second tall cupboard.





### Separate WC:

6'6" x 3'1" (1.98 x 0.94)

Pedestal wash hand basin, WC, secondary glazed window.

### SECOND FLOOR:

#### Landing:

6'6" X 12'7" (1.98 x 3.83) to purlin

Access to 2 bedrooms and darkroom, loft access.

#### Bedroom 3:

13'0" x 14'0" (3.96 x 4.26)

To the front, large double bedroom, secondary glazed dormer window, radiator, tiled fireplace, built in cupboard.



#### Bedroom 4:

12'2" x 13'6" (3.70 x 4.11)

To the rear, reduced eaves, Velux rooflight.



#### Utility Room:

8'3" x 9'9" (2.51 x 2.97)

Currently utilised as a photographic darkroom, existing water lines situated directly above the 1<sup>st</sup> floor bathroom and could be converted to an additional bathroom. Reduced eaves.





## LOWER GROUND FLOOR:

### Hallway:

5'6" x 17'7" (1.67 x 5.35)

Stone steps down, electric meter, access to 3 rooms.



### Pantry:

5'9" x 13'7" (1.75 x 4.14)

To the front, slate storage shelves, wood shelves, gas meter.



### Workshop:

10'3" x 13'2" (3.12 x 4.01)

Blocked door to the outside steps, Worcester gas fired central heating boiler.



### Utility Room:

9'0" x 5'7" (2.74 x 1.70)

Blocked window, stainless steel sink, plumbing for washer.





## OUTSIDE:

### Front:

Fore garden with shrubs.



### Rear:

Good sized enclosed rear garden, lawn, mature apple tree, shrubs, steps to the lower ground floor and two outbuildings.



### Separate Plot:

Separate detached garden/croft with vehicle access and outbuilding. Directly behind the rear garden, accessible to the main road. Walled boundaries, planning approval for detached 2 bedroom bungalow.



### Separate Plot Outbuilding:



**Directions:**

Leave the Settle Office through the Market Square onto Church Street. Go under the railway bridge and Penyghent View is approx. 150 yards, located on the left hand side. A For Sale board is erected. Access to the building plot is to the rear of Penyghent with access onto Church Street.

**Tenure:**

Freehold with vacant possession on completion

**Age:**

Approx. 1900's

**Services:**

To main house, mains water, gas, electric, drainage.

Drainage to building plot. Services close by purchaser to investigate connection costs.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd. Land at any reasonable time.

**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'

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

✉ Email

7 Penyghent View SETTLE BD24 9JJ		Energy rating <b>D</b>
Valid until <b>8 September 2034</b>	Certificate number <b>0350-2831-7410-2704-0121</b>	

Property type	Mid-terrace house
Total floor area	157 square metres



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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