



1 CHAPEL GARDENS, SETTLE

£269,950





1 CHAPEL GARDENS, SETTLE, BD24 9DY

Immaculately presented, 3 bedroom semi-detached house, offering spacious accommodation laid over 3 floors.

Decorated to a high standard with quality fixtures and fittings throughout including gas fired central heating and majority upvc double glazed windows.

Modern kitchen fittings with built in appliances plus modern bathroom and shower room.

Light and airy with superb views to the rear across Settle towards Castleberg and Settle hills.

Manageable gardens to the front, rear parking and integral garage.

Conveniently located for the town's amenities being a level quarter of a mile walk.

Ideal property for a family, second home, holiday cottage or investment property.

Well worthy of internal inspection to appreciate the size, layout, condition and the views.

Settle is a busy historic market town set amid outstanding countryside on the edge of The Yorkshire Dales National Park.

The town has all local amenities such as independent shops, cafes, public houses, Booths supermarket, educational and recreational facilities and transport links to Leeds, Lancaster and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge, Breakfast Kitchen.

Lower Ground Floor

Garage, Rear Porch, Entrance Hall, Rear Hallway, Shower Room.

First Floor

Landing, 3 Bedrooms, House Bathroom.

Outside

Enclosed Front Garden, Rear Parking Area, Covered Entrance.

ACCOMMODATION:

LOWER GROUND FLOOR:

Entrance Porch:

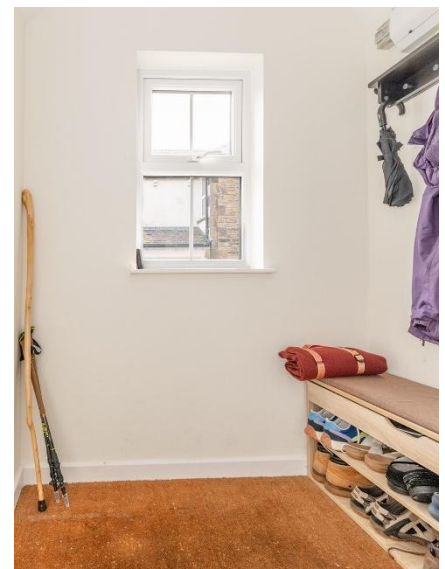
3'7" x 5'3" (1.09 x 1.60)

Part glazed external entrance door, upvc double glazed rear window, solid internal door.

Rear Hallway:

6'0" x 10'5" (1.82 x 3.17)

Staircase up to the ground floor, open under stairs, radiator.





Inner Hallway:

Part glazed side external entrance door, access to the garage, gas fired combination boiler.



Shower Room:

6'0" x 6'4" (1.82 x 1.93)

Large shower enclosure with electric shower, low flush WC, pedestal wash hand basin, upvc double glazed window, heated towel rail.



Garage:

8'5" x 25'4" (2.56 x 7.72)

Up and over door, power and light.

GROUND FLOOR:

Entrance Porch:

4'4" x 3'10" (1.32 x 1.16)

Part glazed external entrance door, glazed inner door.

Lounge:

14'8" x 11'6" (4.47 x 3.50)

Upvc double glazed windows to the front and gable, radiator.





Breakfast Kitchen:

11'7" x 13'3" (3.53 x 4.03)

Range of kitchen base units with complementary worksurfaces, 1 ½ bowl stainless steel sink with mixer taps, gas hob, built in electric oven, extractor hood, stainless steel splash back, built in dishwasher, built in fridge, built in washing machine, tall larder unit, space for table, radiator, upvc double glazed window with views, doored staircase to the first floor.



FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom, upvc double glazed gable window, loft access.

Bedroom 1: to the front

9'7" x 13'1" (2.92 x 3.98)

Double bedroom, upvc double glazed window, radiator.



Bedroom 2: to the rear

11'0" x 7'10" (3.53 x 2.38)

Double bedroom, upvc double glazed window with views, radiator.



**Bedroom 3: to the rear**

6'6" x 8'7" (1.98 x 2.61)

Single bedroom, double glazed timber gable window, radiator.

Bathroom:

9'8" x 5'0" (2.94 x 1.52)

3 piece white bathroom suite comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, upvc double glazed gable window, radiator.

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

Pleasant, enclosed garden area.

**Rear:**

Covered entrance, parking area.

Directions:

Leave the Settle office down Cheapside, turn left onto Duke Street, proceed approximately a quarter of a mile and Chapel Gardens is on the left hand side.

**Tenure:**

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.

Age:

1990s

**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:

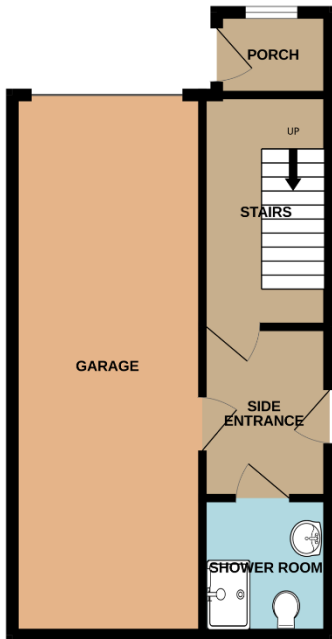
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
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Council Tax Band 'D'

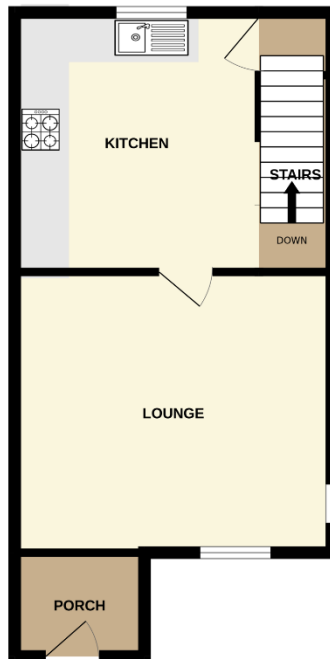
1 Chapel Gardens SETTLE BD24 9DY		Energy rating C
Valid until 24 March 2035	Certificate number 2455-3048-4207-9695-2200	



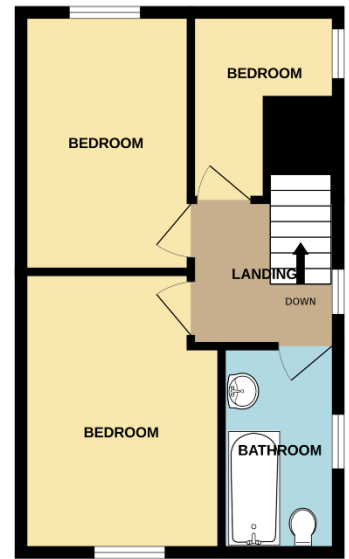
GROUND FLOOR



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.
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