



75 MILL CLOSE, SETTLE
£265,000



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



75 MILL CLOSE, SETTLE, BD24 9BY

Well presented, spacious, 3-bedroom semi-detached house, located on the inner circle of Mill Close. Offering good sized family accommodation laid over two floors.

Decorated to a good standard with modern kitchen and bathroom fittings, plus upvc double glazed windows and gas fired central heating.

Good sized walled garden to the front, parking for several vehicles and enclosed rear garden with shed.

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

The property is subject to a Local Authority Occupancy Clause.

Settle is a popular Market Town, and this property is only approximately ½ a mile from the centre. The town has local amenities including primary, and secondary schools, shop, recreational facilities, and transport links via train and bus to centres such as Skipton, Leeds and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, Utility Area, WC

First Floor

Landing, 3 Bedrooms, Bathroom

Outside

Driveway Parking, Fore Garden, Enclosed Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

4'10" x 4'2" (1.47 x 1.27)

½ glazed upvc external entrance door, staircase to the first floor, radiator.

Lounge:

15'5" x 13'2" (4.69 x 4.01)

Large room, upvc double glazed picture window, feature fireplace with wood hearth surround, coved ceiling, radiator, understairs store cupboard.





Kitchen:

12'5" x 10'10" (3.78 x 3.30)

Extensive range of modern kitchen base units with complementary worksurfaces, stainless steel sink with mixer taps, built in electric oven, gas hob, space for table, large upvc double glazed window, recessed spotlights, radiator.



Utility Area:

5'7" x 8'0" (1.70 x 2.43)

½ glazed upvc side external entrance door, gas fired combination boiler, radiator, upvc double glazed window, plumbing for washer.



WC:

5'7" x 2'5" (1.70 x 0.73)

WC, wash hand basin, radiator, tiled walls to dado.

FIRST FLOOR:

Landing:

5'6" x 7'2" (1.67 x 2.18)

Access to 3 bedrooms and bathroom, loft access, pine internal doors.

Bedroom 1:

10'3" x 11'9" (3.12 x 3.58) plus lobby

To the front, double bedroom, upvc double glazed window, radiator, built in wardrobes.





Bedroom 2:

10'6" x 10'10" (3.20 x 3.30) plus lobby
Double bedroom, upvc double glazed window, radiator.



Bedroom 3:

9'1" x 7'10" (2.76 x 2.38)
Single bedroom, upvc double glazed window, radiator.



Bathroom:

7'8" x 7'7" (2.33 x 2.31)
Well-appointed bathroom comprising 3-piece white bathroom suite including P bath with shower over off the system, low flush WC, vanity wash hand basin, upvc double glazed window, radiator.



OUTSIDE:

Front/ Side: Drystone walled front/side boundary, paved driveway parking, lawn, flower beds/shrubs.



**Rear:**

Patio/sitting area paved, fenced boundaries, lawn, large shed with power and light, gated access.

Directions:

Leave the Settle office down through the Market Place onto Church Street. Go left under the railway bridge onto Marshfield Road, then left onto Kirkgate and then right onto Mill Close. Go left and No.75 is on the righthand side.

**Age:**

1950's

Broadband:

BT & Quickline

Tenure:

Freehold with vacant possession on completion

Planning:

This property is subject to a Local Authority Occupancy Clause. Prospective purchasers to be approved by North Yorkshire County Council.

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'

75 MILL CLOSE
SETTLE
BD24 9BY

Energy rating

D

Valid until

3 April 2035

Certificate number

0440-3008-1204-4185-0204

Property type

Semi-detached house

Total floor area

85 square metres



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2013



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.