

## 4 BANKS VIEW, SETTLE

£295,000







## 4 BANKS VIEW, SETTLE, BD24 9JL

Well presented and maintained three bedroomed stone built terraced house located in a superb position approximately quarter of a mile from the centre of town.

Spacious accommodation laid over three floors plus a cellar with wide entrance hall, lounge with bay window and multi-fuel stove, dining kitchen with modern kitchen units and appliances to the ground floor, useful full height cellar.

Two double first floor bedrooms plus modern bathroom and landing to the first floor, second floor, third bedroom.

Outside unrestricted street parking enclosed rear garden.

Upvc double glazed windows and gas fired central heating, ready for immediate occupation.

Ideal family home, second home, holiday cottage or investment property.  
Situated on a level walk into town with pleasant views to the front.

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

Settle is a busy and popular market town located on the edge of the Yorkshire Dales National Park amid stunning countryside.

The town offers all local amenities including independent shops, pubs, cafes and recreational and educational facilities. Rail links to Leeds, Skipton, and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Dining Kitchen

#### Lower Ground Floor

Cellar

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Second Floor:

Bedroom

#### Outside

Unrestricted Street Parking, Fore Garden, Enclosed Rear Garden

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'0" x 16'0" (1.82 x 4.87)

Part glazed external entrance door with leaded fan light, staircase to the first floor, access to the lower ground floor, laminate floor, radiator, access to the lounge plus dining room.



### Lounge:

13'0" x 15'0" (3.96 x 4.57)

Good sized square room with upvc double glazed bay window with shutters, multifuel stove within recessed fireplace, wood fire surround and flagged hearth, radiator, picture rail, corniced ceiling, high skirting boards.



### Dining Room:

10'8" x 12'5" (3.25 x 3.78)

Upvc double glazed window with window shutters, radiator, picture rail, alcove cupboards/draws to both sides, laminate flooring, open to kitchen area.



### Kitchen:

8'7" x 10'1" (2.61 x 3.07)

Range of recently installed kitchen base units with complementary worksurfaces, wall units, sink with hot water tap, AEG built in double electric oven, AEG induction hob, extraction hood, fridge, upvc double glazed window, rear external entrance door.





## LOWER GROUND FLOOR:

### Cellar:

11'0" x 18'0" (3.35 x 5.48)

Useful cellar rooms, recycled base and wall units, with worksurfaces, gas fired central heating boiler, pressurised hot water cylinder, upvc double glazed window, radiator, wash hand basin.



## FIRST FLOOR:

### Landing:

6'0" x 15'9" (1.82 x 4.80)

Staircase to the second floor, upvc double glazed window with views, access to 2 bedrooms, and bathroom.



### Bedroom 1: Front

11'10" x 12'4" (3.60 x 3.75)

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







### Bedroom 2: Rear

11'0" x 12'4" (3.35 x 3.75)

Double bedroom, upvc double glazed window, alcove cupboard, radiator.



### Bathroom:

6'7" x 9'0" (2.00 x 2.74)

3 piece white bathroom suite comprising bath with power shower over, pedestal wash hand basin, low flush WC, upvc double glazed window, heated towel rail, store cupboard, pine door.

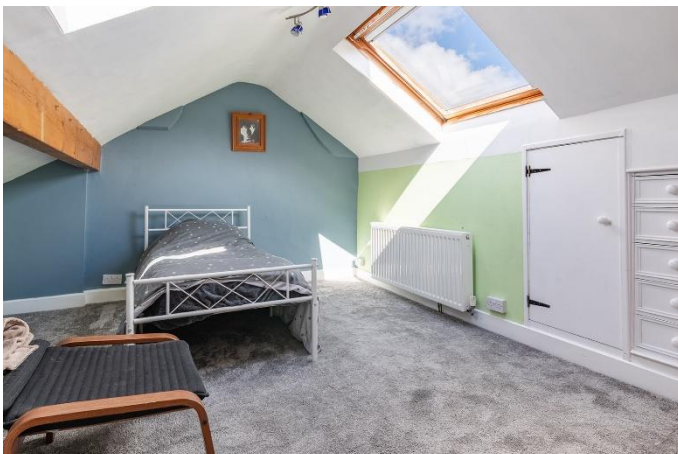


### SECOND FLOOR:

#### Bedroom 3:

15'0" x 8'7" (4.57 x 2.61)

Two Velux rooflights, reduced eaves, radiator.







### **OUTSIDE:**

Unrestricted street parking to the front, plus fore garden, rear enclosed garden paved, walled boundaries.



### **Directions:**

Leave the Settle office down through the Market Square onto Church Street, proceed approximately a quarter of a mile and Banks View is located on the left-hand side. A For Sale Board is erected.

### **Tenure:**

Freehold with vacant possession on completion

### **Services:**

All Mains services are connected to the property. Broadband is connected.

**Age:** 1900's

### **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:**

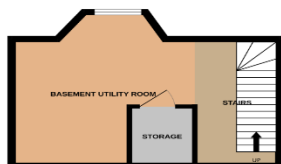
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'D'

4 Banks View SETTLE BD24 9JL		Energy rating <b>D</b>
Valid until <b>24 April 2035</b>	Certificate number <b>2851-3049-5204-3005-7204</b>	
Property type	Mid-terrace house	
Total floor area	116 square metres	



BASEMENT  
249 sq.ft. (22.8 sq.m.) approx.



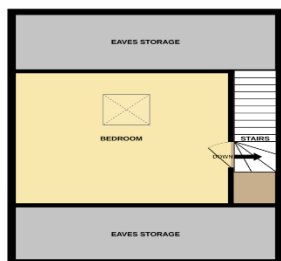
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

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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