



2 BANK FIELD VIEW, RATHMELL

£435,000





2 BANK FIELD VIEW, RATHMELL, SETTLE, BD24 0FJ

Recently constructed four bedroom stone faced mid terraced house. One of Four located in a superb rural position on the edge of Rathmell Village.

Very well presented and decorated throughout with quality fixtures and fittings and many extra items over and above the builder's specification.

Fantastic position with outstanding views to both the front and rear of the property.

Upvc double glazed windows, heat source heating system with under floor heating to the ground and first floors plus multi fuel stove in the lounge.

Spacious, well planned accommodation laid over three floors with entrance hallway with cloakroom off leading to open plan living room, dining room and kitchen to the ground floor.

Three bedrooms one of which is en suite plus well appointed house bathroom to the first floor.

Large bedroom with added en suite shower room and Velux roof lights to the second floor.

Pleasant gardens to the front and rear plus two parking spaces.

Ideal family home, holiday let or second home, well worthy of internal inspection to appreciate the size, layout, condition etc.

Owned from new by the current owners with many extras added and only used as a second home, so like new.

Rathmell is a popular village set amid open countryside within two miles of the market town of Settle.

Settle offers all local amenities including schools, recreational facilities, independent shops etc plus two railway stations with access to Skipton, Leeds and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom, Open Plan Lounge, Dining and Kitchen.

First Floor

Landing, 3 Bedrooms, One En Suite, House Bathroom.

Second Floor

Fourth Bedroom, En Suite Shower Room.

Outside

Gardens to the Front and Rear, 2 Parking Spaces.



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'0" x 17'9" (1.82 x 5.41) excluding staircase

Part glazed external entrance door, staircase to the first floor, upvc double glazed window, coat hooks.



Cloakroom:

Wall mounted wash hand basin, low flush WC, Velux roof light.



Lounge, Dining, Kitchen:

32'3" x 18'3" (9.83 x 5.56)

Spacious open plan room.





Lounge Area:

13'8" x 18'3" (4.16 x 5.56)

Upvc double glazed double doors with access to the rear garden, upvc double glazed windows with views.



Dining Area:

8'5" x 15'1" (2.56 x 4.59)

Space for table, multi fuel stove within recessed fireplace on flagged hearth, under stairs store cupboard housing under floor heating controls and large water cylinder.



Kitchen Area:

11'8" x 10'2" (3.55 x 3.09)

Extensive range of modern kitchen base units with complementary granite worksurfaces, wall units, breakfast bar, stainless steel sink with mixer taps, built in AEG double oven, induction hob, AEG extractor hood, AEG dishwasher, fridge freezer, upvc double glazed window.





FIRST FLOOR:

Landing:

Access to 3 bedrooms and house bathroom, bulkhead store cupboard, staircase to the second floor.



Bedroom 1:

12'0" x 11'9" (3.65 x 3.58)

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



En Suite Shower Room:

4'7" x 6'4" (1.39 x 1.93)

Shower enclosure with shower off the system, vanity wash hand basin, low flush WC, heated towel rail, upvc double glazed window.





Bedroom 3:

13'9" x 11'9" (4.19 x 3.58)

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



House Bathroom:

8'2" x 5'8" (2.48 x 1.72)

3 piece white bathroom suite comprising bath with shower over off the system, vanity wash hand basin, low flush WC, heated towel rail.



Bedroom 4:

6'2 x 10'6" (1.88 x 3.20)

Single bedroom with upvc double glazed window.





SECOND FLOOR:

Bedroom 2:

16'2" to face of wardrobes x 19'5" (4.92 x 5.91)

Very large double bedroom, 2 Velux roof lights, eaves storage to both sides, built in wardrobes.



En Suite Shower Room:

Shower enclosure with shower off the system, vanity wash hand basin, low flush WC, tiled walls, heated towel rail.



OUTSIDE:

Front:

Walled boundaries, central path, gravelled area, wood store.



**Rear:**

Patio/sitting area, lawn, fenced boundaries 2 parking spaces.

**Directions:**

Enter Rathmell Village from Settle, go past the reading room and Bank Field View is located on the left hand side.

Tenure:

Freehold with vacant possession on completion

Services:

Mains electric and water, private septic tank drainage shared with 3 other properties, heat source heating.

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'

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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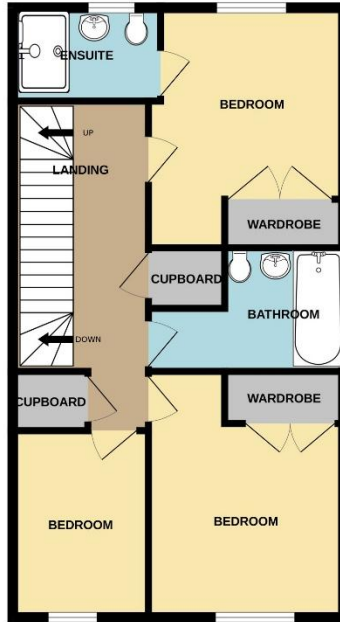
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GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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