



15 CRAVEN TERRACE, SETTLE

£495,000





15 CRAVEN TERRACE, SETTLE, BD24 9DB

Fantastic five bedroom extended Victorian end terrace house located in a superb and convenient position approximately a quarter of a mile from the centre of Settle.

Spacious light and airy accommodation laid over three floors plus large cellar rooms.

Very well presented throughout with many original features evident including corniced ceilings, high skirting boards, feature staircase and tiled flooring in the hallway.

Accommodation comprises wide feature entrance hall, lounge with bay window, modern kitchen with range of units and appliances, dining room with feature cast iron fireplace, garden room extension with aspects over the rear garden, WC, rear porch.

Lower ground floor, large cellar room/workshop plus wine cellar.

First Floor, spacious landing, 3 bedrooms and house bathroom.

Second floor, 2 large double bedrooms and shower room.

Outside, attached garage with automatic door, forecourt parking, foregarden, enclosed private rear garden.

Pleasant views to the front towards Settle hills and Castleberg.

Upvc double glazed windows, gas fired central heating.

Large property constructed in the 1880 on what at the time should have been 2 plots hence the size of the property compared to the other houses on the row.

Truly magnificent family sized house which can only be fully appreciated by internal inspection to comprehend the size, layout, features and condition, ready for immediate occupation.

Don't miss this property, quality like this doesn't come to the market too often.

Settle is a busy market town located on the edge of The Yorkshire Dales National Park. The town has local amenities such as independent shops, cafes etc, recreation and education facilities and transport links via regular bus services and rail links to Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch, Garden Room, WC.

Lower Ground Floor

Two Cellar Rooms.

First Floor

Landing, Bedroom 1 with En Suite Shower Room, 2 further Bedrooms, House Bathroom.

Second Floor

Landing, 2 Bedrooms, Shower Room.



Outside

Attached Garage, Driveway, Unrestricted Street Parking, Enclosed Rear Garden, 2 Outbuildings.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

7'1" x 16'5" (2.15 x 5.00) plus 3'3" x 3'5" (0.99 x 1.04)

Superb wide entrance hall with feature staircase to the first floor with cast iron balustrades, newel post and crafted handrail, part glazed external entrance door with fanlight over, original tiled floor, high skirting boards, corniced ceiling, pine internal doors, radiator, dado rail.



Lounge:

13'8" x 14'1" (4.16 x 4.29) (excluding bay window)

Large square room with upvc double glazed bay window, shelved arched alcoves, corniced ceiling, ceiling rose, dado rail, high skirting boards, radiator, fireplace with wood surround and granite hearth.





Kitchen:

18'1" x 9'4" (5.51 x 2.84)

Large kitchen with extensive range of modern kitchen base units with complementary Corian worksurfaces, wall units, Belfast sink with mixer tap, Britannia dual fuel range cooker with canopy extractor over, Bosch dishwasher, large American fridge freezer, pine doored larder cupboard, space for table, 2 upvc double glazed windows, doored access to the lower ground floor, radiator, tiled floor, 2 upvc double glazed windows, glazed door to porch.



Rear Porch:

2'6" x 3'2" (0.76 x 0.96)

Glazed upvc external rear entrance door, access to the rear garden.

Dining Room:

10'0" x 13'4" (3.04 x 4.06)

Upvc double glazed window, cast iron feature fireplace with tiled hearth, delph rack, dado rail, ceiling rose, doored alcove cupboard with drawers, access to the garden room extension.





Garden Room:

10'5" x 12'4" (3.17 x 3.75)

Extension room with solid slate roof, 3 upvc double glazed windows, upvc double glazed double doors with access to the rear garden, radiator, limestone tiled flooring.



Lobby:

3'2" x 4'9" (0.96 x 1.44)

Access to the garage and WC.

WC:

5'2" x 3'2" (1.57 x 0.96)

Wash hand basin, WC, radiator, tiled floor.



LOWER GROUND FLOOR:

Staircase to lobby area, access to 2 cellar rooms.

Cellar Room 1:

6'1" x 6'5" (1.85 x 1.95)





Cellar Room 2:

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

Gas fired central heating boiler, radiator.



FIRST FLOOR:

Landing:

7'0" x 10'5" (2.13 x 3.17) plus 3'2" x 3'4" (0.96 x 1.01)

Spacious landing area with staircase to the 2nd floor, access to 3 bedrooms and house bathroom, pine internal doors.



Bedroom 1:

14'1" x 13'9" (4.29 x 4.19) (inclusive of en suite)

Double bedroom to the front, upvc double glazed window with views, radiator, 2 shelved alcoves, coved ceiling, radiator.





En Suite Shower Room:

Shower enclosure with electric shower over, pedestal wash hand basin, WC, vertical radiator, tiled walls to dado.



Bedroom 2:

13'6" x 11'0" (4.11 x 3.35)

Double bedroom, upvc double glazed window, radiator, built in shelving, cylinder cupboard with pine doors and factory insulated cylinder.



Bedroom 3:

10'3" x 10'0" (3.12 x 3.04)

Upvc double glazed window, radiator.





House Bathroom:

6'2" x 7'0" (1.88 x 2.13)

3 piece bathroom suite comprising bath with electric shower over, WC, pedestal wash hand basin, upvc double glazed window, coved ceiling, tiled flooring.



SECOND FLOOR:

Landing:

7'0" x 10'5" (2.13 x 3.17) plus 3'3" x 3'4" (0.99 x 1.01)

Access to 2 bedrooms, eaves storage, dado rail, radiator, loft access, Velux roof light.



Bedroom 4:

15'3" x 13'8" (4.64 x 4.16)

Large double bedroom to the front, upvc double glazed window with superb views, reduced eaves, cast iron fireplace, radiator.





Bedroom 5:

12'4" x 13'4" (3.75 x 4.06)

To the rear, double bedroom, upvc double glazed window, radiator, cast iron fireplace.



Shower Room:

10'3" x 4'0" (3.12 x 1.21)

Shower enclosure with power shower over, wash hand basin, WC, 2 Velux roof lights, tiled walls, tiled floor, eaves storage, radiator.



OUTSIDE:

Front:

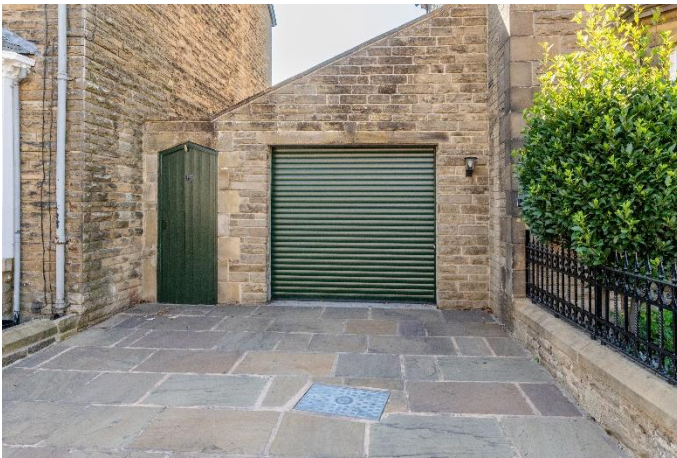
Paved foregarden with railings, unrestricted street parking, private driveway parking.



**Garage:**

10'6" x 16'5" (3.20 x 5.00)

Attached stone faced garage with automatic door power and light, Velux roof light, loft area, shelves.

**Rear:**

Superb enclosed private rear garden with hard landscaping, raised patio, walled boundaries, trees and shrubs.

**Stone Shed 1:**

5'7" x 3'7" (1.70 x 1.09)

Stone Shed 2:

5'7" x 3'2" (1.70 x 0.96)

Directions:

Leave the Settle office through the market square onto Church Street, turn left under the railway bridge onto Marshfield Road, at the bottom turn right onto Craven terrace, number 15 is 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.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the chance of flooding is very low.

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
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Council Tax Band 'D'



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