



**18 MARSHFIELD ROAD, SETTLE**  
**£350,000**



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## 18 MARSHFIELD ROAD, SETTLE, BD24 9DA

Very well presented three bedroom semi detached house located in a convenient position approximately a quarter of a mile level walk to the centre of town.

Well planned accommodation with spacious open plan dining kitchen with integral appliances, through lounge with multi fuel stove, utility room and WC to the ground floor.

Two double bedrooms, single bedroom and four piece house bathroom to the first floor.

Outside, off street parking, detached garage, fantastic fenced rear garden and detached garden room.

Decorated throughout to a high standard with upvc double glazed windows and external doors and gas fired central heating.

Ready for immediate occupation with no onward chain

Good family home, well worthy of internal and external inspection to fully appreciate the size, layout, condition and position.

Settle is a busy and bustling town situated within stunning countryside on the edge of The Yorkshire Dales National Park.

This property stands within a popular residential part of the town away from the crowd, yet close to the amenities.

Having the benefit of good sized gardens and private parking, a real gem not to be missed.

Settle offers all local amenities such as independent shops, cafes, schools, recreational facilities and transport links to Leeds, Carlisle, Skipton etc.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Kitchen/Dining Room, Through Lounge, Utility.

#### First Floor

Landing, 3 Bedrooms, Bathroom

#### Outside

Forecourt Parking, Side Driveway, Detached Single Garage, Large Enclosed Garden, Detached Garden Room.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Part glazed external entrance door with canopy over, staircase to the first floor, access to dining kitchen.



### **Kitchen/Dining Room:**

Good sized open plan room with kitchen area to the rear, dining area to the front.

### **Dining Area:**

11'3" x 10'3"

Upvc double glazed window, vertical radiator.



### **Kitchen Area:**

13'6" x 8'9"

Extensive range of contemporary kitchen base and wall units, integral appliances including built in double oven, induction hob, stainless steel sink with mixer taps, built in dishwasher, built in fridge freezer, upvc double glazed window, ½ glazed door to utility, recessed spotlights, access to the lounge.





### Lounge:

17'9" x 11'0"

Through room with upvc double glazed window, upvc double glazed doors to the rear with access to the garden, multifuel stove within recess on brick hearth, radiator.



### Utility Room:

8'6" x 7'3" (2.59 x 2.21)

Upvc double glazed double doors with access to rear garden, upvc double glazed window, plumbing for washing machine.



### WC:

Wash hand basin and WC.

### FIRST FLOOR:

#### Landing:

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





### Bedroom 1:

13'6" x 11'3" (4.11 x 3.43)

Double bedroom, upvc double glazed window, radiator, extensive built in wardrobes.



### Bedroom 2:

11'0" x 10'6" (3.35 x 3.20)

Double Bedroom, upvc double glazed window, radiator.



### Bedroom 3:

8'9" x 7'6" (2.67 x 2.29)

Single Bedroom, upvc double glazed window, radiator.





### **Bathroom:**

4 piece white bathroom suite comprising bath with side taps, shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, 2 upvc double glazed windows, tiled walls to dado.



### **OUTSIDE:**

#### **Front:**

Forecourt parking space.



#### **Side:**

Driveway with access to garage

#### **Garage:**

17'6" x 9'6" (5.33 x 2.90)

With up and over door, side door, power, light and newly replaced roof covering.





## Rear:

Well presented, fenced gardens with patio, lawn, flower beds, gravelled sitting area.





### **Garden Room:**

10'9" x 8'0" (3.28 x 2.44)

Insulated room with power, upvc double glazed double doors, upvc double glazed side door.



### **Directions:**

Leave the Settle office through the market square onto Church Street, go under the railway bridge, turn left onto Marshfield Road, number 18 is on the right 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](https://www.gov.uk/check-flood-risks) shows that the chance of flooding is 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  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

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