



**6 PENYGHENT VIEW, SETTLE**  
**£425,000**







## 6 PENYGHENT VIEW, SETTLE, BD24 9JJ

Substantial 5 bedroom Victorian mid terraced family home located in a superb and convenient position offering well planned accommodation laid over 3 floors plus a cellar.

Ground floor, welcoming entrance hall, lounge with bay window and multi fuel stove, kitchen with modern units and range of appliances, separate dining room, utility room and WC.

First floor, spacious landing with access to 3 bedrooms and study, well appointed house bathroom with 4 piece bathroom suite.

Second floor, 2 additional double bedrooms with joint en suite shower room.

Useful cellars, manageable gardens and private parking with EV charger.

Double glazed windows, gas fired central heating, decorated to a good standard, ready for immediate occupation.

Many interesting character features are evident throughout the property including original tiled flooring in the hallway.

Excellent property, well worthy of internal inspection to fully appreciate the size, layout, condition and features.

Located a level walk to the centre of town and the town's amenities.

Settle is a popular market town situated within stunning countryside on the edge of The Yorkshire Dales National Park.

Settle has all local facilities such as independent shops, recreational and educational facilities and transport links to Skipton, Leeds and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Inner Hallway, Lounge, Kitchen, Dining Room, Utility Room, WC.

#### Lower Ground Floor

Cellar.

#### First Floor

Landing, 3 Bedrooms, House Bathroom

#### Second Floor

Landing, 2 Bedrooms.

#### Outside

Foregarden, Rear Garden, Parking Space, EV Charging Point.



## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

Part Glazed external entrance door with fan light over, staircase to the first floor, pine internal doors, coved ceiling, 3 ceiling lights, original tiled flooring, radiator with shelf.



#### Lounge:

15'0" x 13'6" (4.57 x 4.11)

Good sized room with upvc double glazed bay window, multi fuel stove within recessed fireplace with wood surround and flagged hearth, coved ceiling, radiator, sliding double doors to the kitchen.







### **Kitchen:**

14'0" x 13'0" (4.27 x 3.96)

Range of modern kitchen base units with complementary worksurfaces, wall units, electric AGA, 1 ½ bowl stainless steel sink with mixer tap, built in electric double oven, gas hob, built in fridge freezer, wood flooring, upvc double glazed window, plumbing for dishwasher, picture rail.



### **Dining Room:**

18'6" x 9'9" (5.64 x 2.97)

Off the inner hallway, doored access to the cellar, 2 upvc double glazed windows, mock fireplace, concealed lighting plus recessed spotlights, laminated flooring, radiator.



### **Utility Room:**

6'3 x 6'4" (1.90 x 1.93)

Half glazed rear external entrance door, worksurface with round sink, wall cupboards, plumbing for washing machine, recessed spotlights.





**WC:**

Low flush WC, pedestal wash hand basin, heated towel rail.

**LOWER GROUND FLOOR:****Cellar:**

18'9" x 18'6" (5.71 x 5.64)

Good sized room, upvc double glazed window.

**FIRST FLOOR:****Landing:**

Spacious area with access to bedrooms and house bathroom, staircase to the second floor.

**Bedroom 1:**

13'6" x 12'0" (4.57 x 4.11)

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





### **Bedroom 2: to the rear**

14'3" x 10'3" (4.34 x 3.12) inclusive of wardrobes.

Double bedroom, upvc double glazed window, radiator, built in wardrobes, cylinder cupboard with large cylinder, gas fired central heating boiler.



### **Study: to the front**

9'9" x 6'9" (2.97 x 2.06)

Upvc double glazed window, radiator, built in wardrobe.



### **Bedroom 5: off the rear landing**

7'3" x 6'3" (2.21 x 1.90)

Single bedroom/office, upvc double glazed window, radiator, loft access, shelved alcove, recessed spotlights.







### House Bathroom:

11'0" x 9'5" (3.35 x 2.87)

Large well appointed room with 4 piece white bathroom suite comprising free standing bath with tower side taps, low flush WC, shower enclosure with shower off the system, pedestal wash hand basin, radiator, upvc double glazed window, built in shelved wardrobes, Travertine tiled flooring.



### SECOND FLOOR:

#### Landing:

Access to 2 further double bedrooms, Velux roof light.

#### Bedroom 3: to the front

13'6" X 13'3" (4.11 X 4.04)

Double bedroom, reduced eaves, upvc double glazed dormer window, radiator, access to shared en suite shower room.



#### Bedroom 4: to the rear

14'0" x 12'3" (4.27 x 3.73)

Double bedroom, upvc double glazed dormer window, radiator, loft access, access to shared en suite shower room.





### **En Suite Shower Room:**

Shared with bedroom 3 and 4, shower enclosure with shower off the system, low flush WC, vanity wash hand basin, heated towel rail.



### **OUTSIDE:**

#### **Front:**

Small foregarden.

#### **Rear:**

Vehicle and pedestrian access to private parking space, enclosed rear garden/sitting area, EV charging point.



#### **Directions:**

Leave the Settle Office through the Market Square onto Church Street. Go under the railway bridge and 6 Penyghent View is approximately after 150 yards located on the left hand side.



**Tenure:**

Freehold with vacant possession on completion

**Services:**

All Mains services are connected to the property.

**Age:**

1890

**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 risk 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  
North Yorkshire  
BD23 1FJ

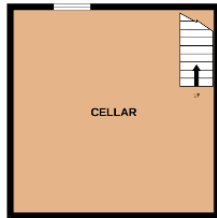
Council Tax Band 'E'

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

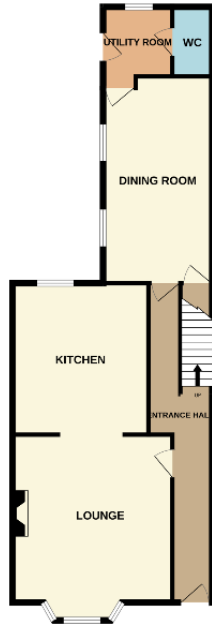




BASEMENT  
347 sq.ft. (32.2 sq.m.) approx.



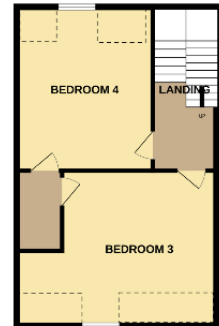
GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



2ND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 2300 sq.ft. (213.6 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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[www.tpos.co.uk](http://www.tpos.co.uk)

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