



**9 LONGDALE AVENUE, SETTLE**  
**£320,000**



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## 9 LONGDALE AVENUE, SETTLE, BD24 9BB

2 bedroom detached true bungalow located in a convenient position on a small cul de sac development approximately a quarter of a mile level walk from the market square.

Standing within generous gardens to the front and rear with off street parking and integral garage.

Slightly elevated position with superb open views to the front over Settle towards the Settle hills and Castlebergh.

Pleasant light and airy accommodation which does require some modernisation but offers huge potential.

Upvc double glazed windows and gas fired central heating are installed.

Ideal property for retired buyers, family or investment.

Well worthy of internal inspection to fully appreciate the layout, position and views.

Settle is a popular market town located on the edge of The Yorkshire Dales National Park.

The town has an active community and all local facilities such as independent shops, public houses, cafes, schools, recreational facilities and railway station with regular links to Skipton, Leeds and Carlisle. There are also regular bus services to Skipton and Kirkby Lonsdale.

### ACCOMMODATION COMPRISES:

Entrance Hall, Lounge/ Dining Room, Kitchen, 2 Double Bedrooms, Shower Room.

### Outside

Integral Garage, Driveway Parking, Mature Gardens to The Front & Rear

### ACCOMMODATION:

#### Entrance Hall:

5'0" x 15'7" (1.52 x 4.75)

Covered side entrance door, upvc glazed external entrance door, loft access, access to lounge, kitchen, two bedrooms and shower room, radiator.





### Lounge/ Dining Room:

8'9" x 18'2" (2.66 x 5.53) plus 7'4" x 9'4" (2.23 x 2.84)

L shaped room, light and airy with upvc double glazed screen window to the front with superb views, additional upvc double glazed window, flame effect electric fire in wood fire surround, marble inset/hearth, two radiators.



### Kitchen:

8'9" x 8'0" (2.66 x 2.43)

Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, electric hob, extractor, Creda electric double oven, built in fridge freezer.



### Bedroom 1:

11'7" x 10'11" (3.53 x 3.32)

Double bedroom, upvc double glazed door with access to the rear garden, built in cupboard, radiator.





### **Bedroom 2:**

12'1" x 10'10" (3.68 x 3.30)

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



### **Shower Room:**

Shower enclosure with shower off the system, pedestal wash hand basin, WC, cylinder airing cupboard, upvc double glazed windows.



### **OUTSIDE:**



#### **Integral Garage:**

8'5" x 17'0" (2.56 x 5.18)

Automatic roller shutter door, gas fired combination central heating boiler, upvc double glazed side window.

#### **Front:**

Mature garden area with shrubs, driveway parking.

#### **Side:**

Access up both sides of the property.



**Rear:**

Good sized rear gardens with patio area, steps/paths, mature shrubs etc.



**Directions:**

Leave the Settle office down Cheapside left onto Duke Street, proceed approximately 1/2 a mile, turn left at Falcon Manor onto Ingfield Lane, take next left onto Longdale Avenue, No. 9 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.

**Age:**

The property was built in the 1970'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'

9 Longdale Avenue SETTLE BD24 9BB		Energy rating <b>D</b>	
Valid until 7 July 2034		Certificate number 7534-8723-2300-0539-9202	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



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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