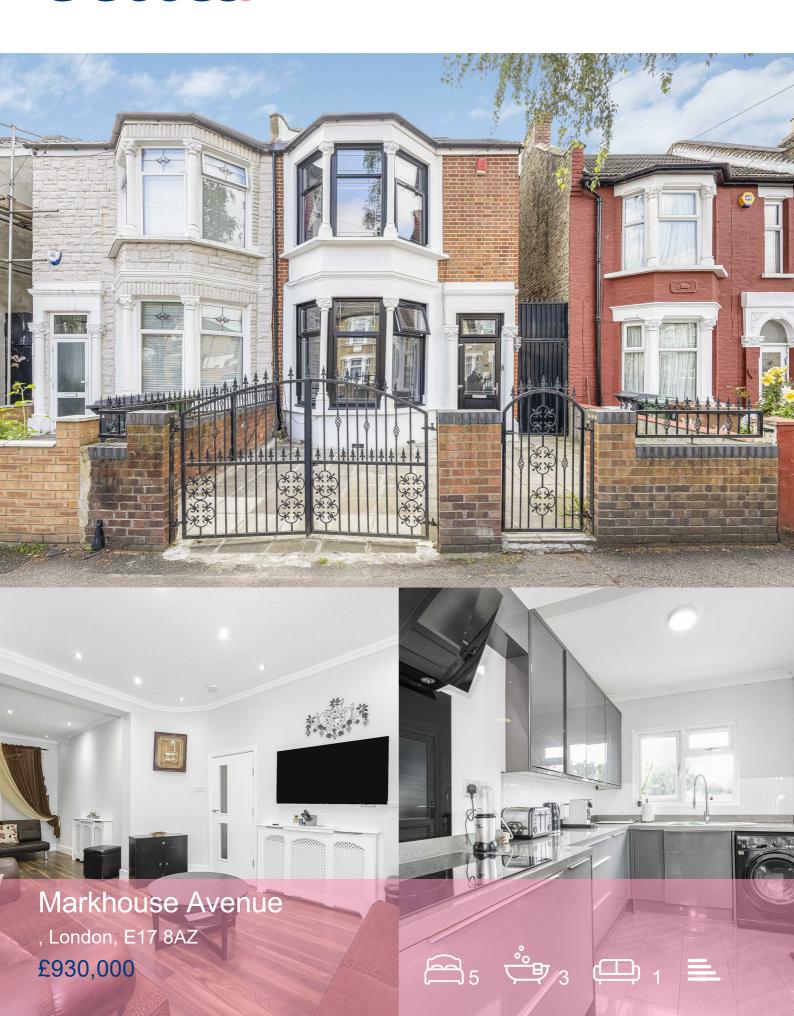
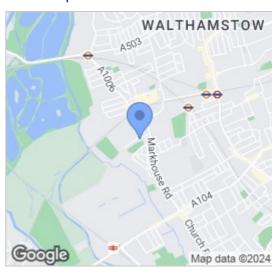
## Settle

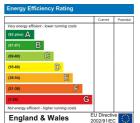


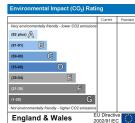
Floor Plan Area Map





## **Energy Efficiency Graph**





## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Five Bedrooms
- Semi Detached House
- Benefitting From Rear and Loft
  Excellent Condition Throughout
  Extensions
- Bay Fronted Lounge
- St. James Street Location
- Three Bathrooms
- Brick Fronted
- 0.2m From St. James Street 1702 Sq Ft (158.1 SQ M) Station

A captivating brick-fronted, five-bedroom Victorian family home.

The ground floor features a spacious bay fronted lounge that then leads through to an extended kitchen/diner, with the potential to extend this space even further subject to the usual planning permissions. The kitchen has been smartly designed and finished, in keeping with the rest of the property, and includes grey gloss cabinets. Integrated appliances include a hob, oven and space for an American fridge\freezer. Convenience is also key with the addition of a convenient downstairs bathroom. Heading upstairs you will find three bedrooms with the largest of the three to the front spreading the full width of the property and again includes the bay window, flooding the room with natural light. On this floor you will also find a separate shower room. The loft has been converted an offers two additional bedrooms, adjacent to a modern shower room. To the rear of this property is a private, south east facing rear garden, extends 40 feet in length, and has includes paving and artificial grass.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.