







15 LONGDALE AVENUE, SETTLE
£395,000

Neil Wright ASSOCIATES

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15 LONGDALE AVENUE, SETTLE, BD24 9BB

Four bedroom detached house located in a fantastic position on a small cul de sac street near to the centre of town.

Spacious, light and airy accommodation with superb views to the front towards the Settle hills.

Well planned accommodation with good sized through lounge with rear conservatory off, kitchen, utility, shower room, central hallway and porch to the ground floor.

Gallery style landing, 4 bedrooms and house bathroom to the first floor.

Integral garage, driveway parking and pleasant gardens to the front and rear.

In need of some modernisation to bring it up to modern day standards.

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

Good sized family home with huge potential, well worthy of internal inspection to appreciate the size and layout.

Available immediately with no onward chain.

Located within a quarter of a mile level walk to the market square in a popular residential area.

Settle is a very popular historic market town set amid stunning countryside on the edge of The Yorkshire Dales National Park.

The town has all local amenities such as independent shops, public houses, cafes, primary, secondary and private schools.

Transport links are via the famous Settle to Carlisle railway to Skipton Leeds and Carlisle. And there is a regular bus service.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Porch, Central Hallway, Lounge/Dining Room, Conservatory, Kitchen, Utility Room.

First Floor
Landing, 4 Bedrooms, House Bathroom

Outside
Integral Garage, Foregarden, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:
5’11” x 3’10” (1.54 x 1.16)
Upvc external entrance door with upvc double glazed side window, glazed inner door and side panel.

Central Hallway:
5’9” x 16’0” (1.75 x 4.87) inclusive of staircase
Staircase to the first floor, access to the lounge and kitchen, radiator.





Lounge/Dining Room:

Lounge Side:
11’4” x 15’4” (3.45 x 4.67)
Good size light and airy room with large upvc double glazed window to the front with views, radiator.



Dining Side
9’4” x 9’4” (2.84 x 2.84
Double glazed sliding doors with access to the rear conservatory, flame effect gas fire within wood fire surround and hearth, radiator.



Shower Room:
3’0” x 8’9” (0.91 x 2.66)
Shower enclosure with electric shower, WC, washhand basin, upvc double glazed window.



Conservatory:
7’6” x 12’0” (2.28 x 3.65)
Upvc double glazed windows off plinth, upvc double glazed external door with access to the rear garden.



Kitchen:
11'0" x 8'9" (3.35 x 2.66)
Range of kitchen base units with complementary worksurfaces, wall units, breakfast bar, 1 ½ bowl sink with mixer taps, built in Smeg electric oven, Smeg electric hob, built in microwave, glazed door to the utility room, upvc double glazed window.





Utility Room:
5'6" x 7'0" (1.67 x 2.13)
Upvc double glazed window, upvc double glazed external door, stainless steel sink, plumbing for washing machine, built in broom cupboard, gas fired central heating boiler.



FIRST FLOOR:

Landing:
5'9" x 15'6" (1.75 x 4.72)
Spacious gallery style landing with access to 4 bedrooms and house bathroom, upvc double glazed window with views, radiator, loft access.



Bedroom 1: to the rear
11'9" x 12'7" (3.58 x 3.83)
Double bedroom, upvc double glazed window with views, radiator, range of built in wardrobes.




Bedroom 2: to the rear
11'8" x 12'0" (3.55 x 3.65)
Double bedroom, upvc double glazed window with views, radiator.




Bedroom 3: to the rear
11'8" x 12'9" (3.55 x 3.88)
Upvc double glazed window, radiator.




Bedroom 4: to the front
7’9” x 8’11” (2.36 x 2.71)
Upvc double glazed window, with views, radiator.



House Bathroom:
7’2” x 8’6” (2.18 x 2.59)
3 piece coloured bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, upvc double glazed window, radiator, tiled walls.



OUTSIDE:

Front:

Driveway, paved foregarden.



Garage:
Integral garage with up and over door, power and light.

Side:
Driveway parking.

Rear:
Patio area, mature trees and shrubs, lawn







Directions:

Leave the Settle office down Cheapside, go left onto Duke Street, proceed approximately a quarter of a mile, turn left at The Falcon Manor Hotel onto Ingfield Lane, take the next left onto Longdale Avenue, 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 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.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction. In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services. The amount received varies depending on the referral. We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

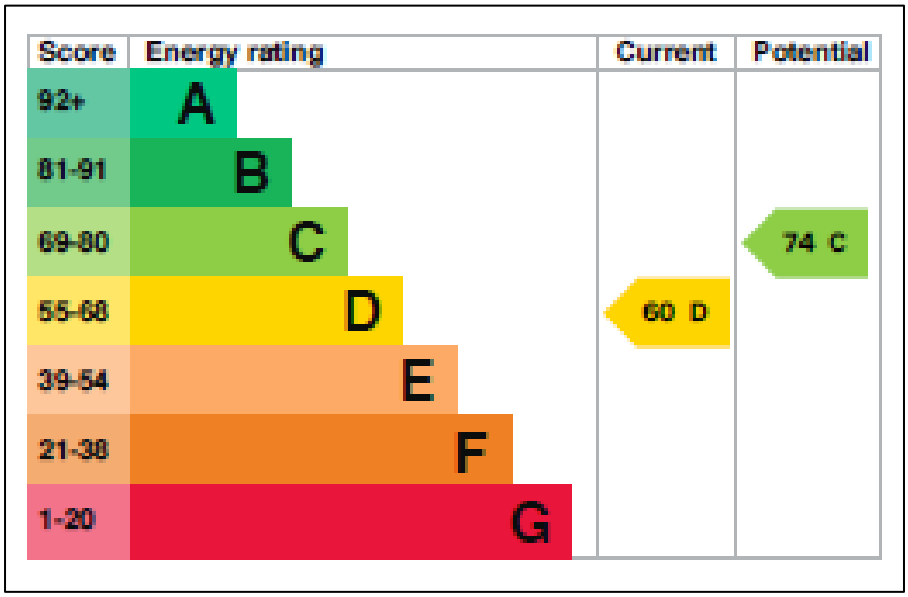
N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

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'



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

White 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

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