



4 TOWNHEAD RISE, SETTLE

£280,000





4 TOWNHEAD RISE, SETTLE, BD24 9RT

Well appointed two bedroom modern semi detached house located in a superb position approximately a quarter of a mile from the centre of town.

One of four properties constructed by reputable local builders on a small cul de sac development.

Decorated to a good standard, ready for immediate occupation with upvc double glazed windows, solar panels, gas fired central heating plus under floor heating to the ground floor.

Ideal property for retired buyer, first time buyer, second home or investment property.

Well worthy of internal inspection to appreciate the size and condition plus external inspection to appreciate the garden and convenient position.

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

The town has a wide range of independent shops, public houses, cafes, recreational facilities and churches.

There are transport links via a bus service to Skipton and Kirkby Lonsdale.

Train links are via the railway station at Settle on the famous Settle to Carlisle line or from Giggleswick Station to Lancaster and Morecambe.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge, Kitchen

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Fore Garden, Enclosed Rear Garden, 2 Parking Spaces

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

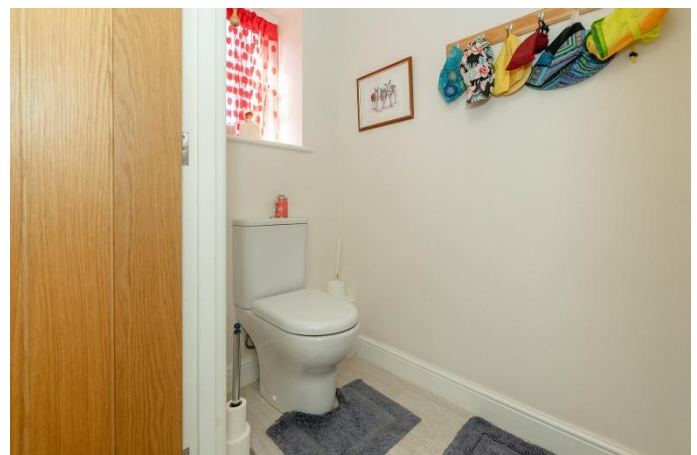
5'2" x 3'7" (1.58 x 1.09)

Part glazed external entrance door and canopy over.

Cloakroom:

3'4" x 6'5" (1.02 x 1.96)

Low flush WC, vanity wash hand basin.





Lounge:

8'4" x 15'7" (2.54 x 4.75)

Two upvc double glazed windows and glazed door to the kitchen.



Kitchen:

9'4" x 15'9" (2.85 x 4.80)

Range of modern kitchen base units with complementary work surfaces, wall units, 1½ bowl sink with mixer taps, built-in electric oven, gas hob, built-in fridge/freezer, gas-fired central heating boiler, upvc double glazed window, ½ glazed upvc external entrance door, staircase to the first floor, recessed spotlights.



FIRST FLOOR:

Landing:

7'1" x 3'10" (2.16 x 1.17)

Access to 2 bedrooms, and bathroom.





Bedroom 1:

8'9" x 12'0" (2.66 x 3.65)

Double bedroom, 2 upvc double glazed windows, radiator, bulkhead store cupboards.



Bedroom 2:

8'3" x 10'6" (2.54 x 3.20)

Upvc double glazed window, radiator, loft access with ladder top boarded loft with light.



Bathroom:

5'6" x 7'0" (1.67 x 2.13)

3 piece white bathroom suite comprising bath with drencher shower over, vanity wash hand basin, low flush WC, upvc double glazed window, tiled walls to dado.





OUTSIDE:

Front:

Walled fore garden, paved paths, gravel.

Rear:

Enclosed rear garden fenced boundaries, decked area, shed, 2 parking spaces.



Directions:

Leave the Settle office through the market square onto Church Street, at the church, turn right onto Townhead, proceed left onto Townhead Way and left again after the health centre onto Townhead Rise, number 4 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](https://www.gov.uk/check-flood-risk) 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 'B'

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

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settle@neilwrightstateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

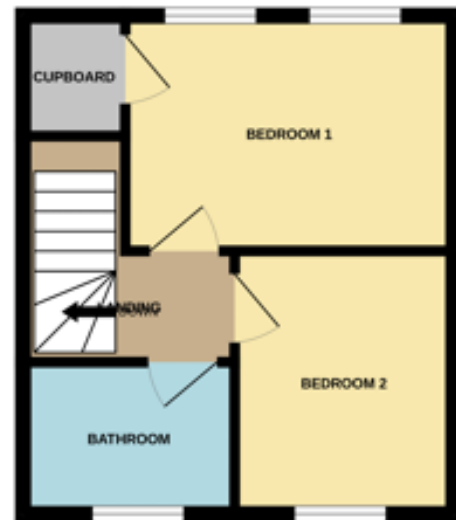
These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.



GROUND FLOOR



1ST 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.
Made with floorplan 02025