



41 MARSHFIELD ROAD, SETTLE
£285,000



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41 MARSHFIELD ROAD, SETTLE, BD24 9DA

Good sized 3 bedroom mid terrace house located within a popular residential area approximately 800 yards from the market square.

Well planned spacious accommodation laid over 2 floors with large rear garden and private parking.

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

Ideal family home, well worthy of internal and external inspection to appreciate the size, layout, position, the garden and the views to the rear over Settle cricket field.

Available for immediate occupation with no onward chain.

Ground floor, entrance hall with WC off, through lounge with feature fireplace, large living kitchen.

First floor, spacious landing area, 3 bedrooms and shower room.

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

The town has all local amenities including independent shops, cafes and Victoria Hall Theatre, primary and secondary schools and transport links to Leeds, Skipton and Kendal via bus and train links.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, WC, Through Lounge, Dining Kitchen

First Floor

Landing, 3 Bedrooms, Bathroom

Outside

Foregarden, Unrestricted Street Parking, Large Level Rear Garden, Rear Parking Space.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'5" x 8'0" (1.96 x 2.44)

Upvc glazed external entrance door, upvc double glazed window, radiator, staircase to first floor.





WC:

7'1" x 3'3" (2.16 x 0.99)

Upvc double glazed window, radiator, WC.



Lounge:

11'2" x 17'7" (3.40 x 5.36)

Through room, upvc double glazed window to the front and rear, flame effect gas fire in feature fireplace, 2 radiators, coved ceiling.



Dining Kitchen:

15'4" x 10'4" (4.68 x 3.15)

Range of base units with complementary worksurfaces, wall units, gas hob, extractor hood, NEFF electric double oven, 1 ½ bowl stainless steel sink with mixer taps, plumbing for washing machine, upvc double glazed external entrance door, upvc double glazed window, space for table, radiator, coved ceiling, understairs store cupboard.





FIRST FLOOR:

Landing:

6'8" x 15'8" (2.03 x 4.78)

Spacious landing with access to 3 bedrooms and bathroom, upvc double glazed window, gas fired boiler in cupboard, loft access.



Bedroom 1: to the rear

12'10" x 10'2" (3.91 x 3.10)

Double bedroom, upvc double glazed window, views over the cricket field, radiator.



Bedroom 2: to the front

11'1" x 7'0" (3.38 x 2.13)

Upvc double glazed window, radiator.





Bedroom 3: to the rear

7'0" x 10'4" (2.13 x 3.15)

Upvc double glazed window, views over the cricket field, radiator.



Shower Room:

5'0" x 10'4" (1.52 x 3.15)

Large shower enclosure with drencher shower over off the system, WC, pedestal wash hand basin, radiator, upvc double glazed window.



OUTSIDE:

Front:

Unrestricted street parking, gravelled foregarden.



Rear:

Large level rear garden laid to lawn with mature shrubs, fenced boundaries, parking space and shed.



Directions:

Leave the Settle Office through the market square onto Church Street. Proceed under the railway bridge and turn left on to Marshfield Avenue no 41 is situated on the right 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/government/collections/check-for-flooding-in-england) shows that the chance 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 'C'

41 Marshfield Road SETTLE BD24 9DA		Energy rating D
Valid until 3 May 2036	Certificate number 8036-4024-4600-0784-2226	

Property type Mid-terrace house

Total floor area 88 square metres



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

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King's Arms Buildings

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Lancaster LA2 7LG

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