



**2 HIGH FELL CLOSE, SETTLE**  
**£510,000**



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## 2 HIGH FELL CLOSE, SETTLE, BD24 9RR

A superb four bedroom detached bungalow, located in a fantastic position on the edge of town.

Situated on a small cul-de-sac development of four properties and enjoys rear views over open countryside.

This well planned and spacious accommodation offers a large lounge and conservatory, both designed to take full advantage of the views, along with a dining kitchen, four bedrooms, one of which benefits from an ensuite.

Externally, the property stands within large well-tended level gardens with mature trees, shrubs and a patio area and includes an integral garage, along with parking for several vehicles.

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

The property is ready for immediate occupation with no onward chain. Ideal property for a family, retired buyer or investor. Well worthy of internal inspection to fully appreciate the size and layout.

Settle is a busy active market town set amid stunning countryside on the edge of the Yorkshire Dales National Park. The town offers a range of local amenities, such as independent shops, public houses and cafes. Recreational facilities include Victoria Hall theatre, sports clubs. The town has good transport links to Skipton (16 miles), Leeds, Kendal and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Covered Entrance Hall, Lounge, Dining/Kitchen, Conservatory, Utility Room, 4 Bedrooms, 1 Ensuite, House Bathroom.

#### Outside

Integral Garage, Driveway Parking, Front and Rear Gardens.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Covered Entrance Hall:

13'2" x 6'2" (4.0 x 1.88)

plus 19'6" x 3'5 (5.95 x 1.04)

L shaped wide hallway with access to part glazed upvc external entrance door/side panels, 2 radiators, access to principal rooms, coved ceiling, recessed spotlights, loft access, cloaks cupboard, cupboard housing hot water cylinder and airing space.





### Lounge:

17'4" x 12'3" (5.26 x 3.73)

Large room with flame effect gas fire on marble fireplace on hearth, upvc double glazed double doors, side windows with access to the conservatory, coved ceiling, radiator, Kardean flooring and wall lights.



### Conservatory:

Large rear conservatory, upvc double glazed windows, views over rear garden, upvc double glazed side double doors with access to the rear garden, Kardean flooring, ceiling fan, wall lights, under floor heating.





### Dining Kitchen:

21'9" x 11'0" (6.63 x 3.35)

Large room with extensive range of kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, dual Rangemaster stove with extractor hood over, built in Bosh dishwasher, 2 upvc double glazed windows, space for table, coved ceiling, recessed spotlights, part Kardean flooring and part carpeted, 2 radiators.



### Utility Room:

10'4" x 7'5" (3.15 x 2.26)

Half glazed upvc side external entrance door/side window, range of base units with complementary worksurfaces, stainless steel sink, wall units, Kardean flooring, radiator, access to garage/workshop.





### **Bedroom 1:**

13'6" x 10'9" (4.12 x 3.28)

Light and airy double bedroom, upvc double glazed window, views, radiator.



### **Ensuite Shower Room:**

3'7" x 9'0" (1.09 x 2.74)

Shower enclosure with drencher shower off the system, vanity wash hand basin, low flush WC, vertical radiator/towel rail, upvc double glazed window, tiled flooring, tiled walls to dado.



### **Bedroom 2: To the Rear**

12'4" x 9'6" (3.76 x 2.90)

Double bedroom, upvc double glazed window, radiator.

### **Bedroom 3: To the Rear**

12'4" x 9'6" (3.76 x 2.90)

Upvc double glazed window, views, radiator.





**Bedroom 4: To the Front**

9'0" x 7'0" (2.74 x 2.13)

Upvc double glazed window, radiator.

**House Shower Room:**

9'0" x 5'7" (2.74 x 1.70)

Modern 4 piece suite comprising shower enclosure with shower off the system, low flush WC, bidet, pedestal wash hand basin, upvc double glazed window, tiled walls, vertical radiator/towel rail.



**OUTSIDE:**

**Integral Garage:**

16'9" x 11'6" (5.11 x 3.51)

With automatic door and currently divided into workshop/store. Parking in front of the garage for two vehicles and additional side parking.





Tended gardens to the front and rear of the property, mature shrubs, lawned areas to the front, enclosed rear garden with fenced boundaries, trees, patio area, wendy house, side garden, and potting shed.



### **Directions:**

Leave the Settle office down Cheapside and turn left onto Duke Street, go approximately ½ mile and turn left just after the Falcon Manor Hotel onto High Fell Close. 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 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 'E'

2 High Fell Close SETTLE BD24 9RR		Energy rating <b>C</b>
Valid until <b>7 April 2033</b>	Certificate number <b>0662-3025-7204-8157-7204</b>	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



[www.tpos.co.uk](http://www.tpos.co.uk)

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