



4 HALSTEADS TERRACE, SETTLE

£415,000





4 HALSTEADS TERRACE, SETTLE, BD24 9AP

Substantial, stone built, 4 bedroom mid terrace Victorian terrace house located in a superb and convenient position near to the centre of town.

The property offers spacious, well planned and extended accommodation laid over three floors plus cellars with many interesting features evident throughout.

Situated in an elevated position with views over Settle towards Settle hills and also having pleasant gardens to the front, enclosed rear garden, additional tended rear garden, private parking and detached garage/workshop.

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

Some modernisation may be required by the purchaser, but the property offers huge potential and is an ideal family home.

Well worthy of internal inspection to fully appreciate the size, layout and features and also external inspection to appreciate the position, views, gardens and parking.

Settle is a busy and popular 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, recreational facilities such as sports clubs, Victoria Hall, Swimming pool etc.

Good educational facilities are Settle Primary School, Settle College and Giggleswick Private School.

There are transport links via bus service to Skipton and rail links on famous Settle to Carlisle railway to Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

Lower Ground Floor

Cellars.

First Floor

Landing, 2 Bedrooms, Bathroom.

Second Floor

2 Bedrooms, Bathroom.

Outside

Foregarden, Rear Enclosed Garden, Additional Large Rear Garden, Parking, Detached Garage.



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'0" x 17'4" (1.82 x 5.28)

Part glazed external entrance door, wide hallway, staircase to the first floor, access to the lounge and dining room, access to the cellar, coved ceiling.

Lounge:

13'1" x 13'10" (3.98 x 4.21) plus bay

Spacious light room, upvc double glazed window with views, gas fire within wood fire surround with tiled inset and hearth, coved ceiling, ceiling rose, radiator.



Kitchen:

6'3" x 12'0" (1.90 x 3.65) plus 10'1" x 9'1" (3.07 x 2.76)

Range of kitchen base units with complementary worksurfaces, wall units, 2 bowl stainless steel sink with mixer taps, part glazed external door, 2 upvc double glazed windows, roof light, electric hob, cooker point, space for table, radiator.





LOWER GROUND FLOOR:

Cellar:

12'9" x 19'3" (3.88 x 5.86)

Large cellar, useful storage, single glazed window, power and light.

FIRST FLOOR:

Landing:

6'1" x 17'6" (1.85 x 5.33)

Spacious landing area, upvc double glazed window with views, staircase to the second floor, access to 2 bedrooms and bathroom, double glazed window.



Bedroom 1: to the front

13'0" x 14'2" (3.96 x 4.31)

Double bedroom, upvc double glazed window with views, built in wardrobe, radiator.





Bedroom 2: to the rear

12'2" x 14'2" (3.70 x 4.31)

Double bedroom, upvc double glazed window, radiator, wash hand basin.



Bathroom:

7'0" x 10'5" (2.13 x 3.17)

3 piece white bathroom suite comprising cast iron bath, WC, pedestal wash hand basin, plumbing for washing machine, radiator, upvc double glazed window, gas fired central heating boiler, coved ceiling.



SECOND FLOOR:

Landing:

7'3" x 17'6" (2.21 x 5.33)

Access to 2 bedrooms and second bathroom, loft access, pine internal doors.





Bedroom 3: to the front

12'0" x 14'0" (3.65 x 4.26)

Double bedroom, upvc double glazed dormer window with views, built in wardrobes, radiator.



Bedroom 4: to the rear

12'0" x 14'4" (3.65 x 4.36)

Double bedroom, upvc double glazed dormer window, radiator.



Bathroom:

7'2" x 10'8" (2.18 x 3.25)

Pedestal wash hand basin, WC, cylinder cupboard with factory installed cylinder, roof light.





OUTSIDE:

Front:

Foregarden, steps to front door.



Rear:

Enclosed walled garden, raised lawn, additional large rear garden.

Garage:

22'6" x 12'2" (6.85 x 3.70)

Power and light.



**Directions:**

Leave the Settle office down Cheapside, go left onto Duke Street, proceed approximately a quarter of a mile, Halsteads Terrace 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](#) 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 'D'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

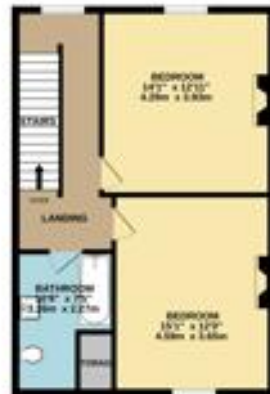
CELLAR
39'2" x 14'1" (12.0m x 4.3m) approx.



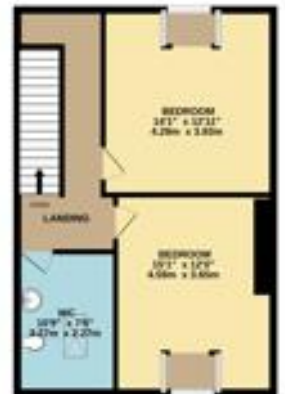
GROUND FLOOR
102' sq ft (9.4 sq m) approx.



1ST FLOOR
102' sq ft (9.4 sq m) approx.



2ND FLOOR
102' sq ft (9.4 sq m) approx.



TOTAL FLOOR AREA : 2053 sq ft (190.7 sq m) approx.

While 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 100206



rightmove.co.uk
The UK's number one property website



www.tpos.co.uk

Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

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.