



2 PENNY GREEN, SETTLE
£480,000





2 PENNY GREEN, SETTLE, BD24 9BT

Substantial four bedroom, stone faced detached house located in an enviable position on a small cul de sac development on the edge of Settle.

Standing in an elevated position with pleasant views to the front and having ample of street parking, garage, superb walled garden ton the side and rear garden.

Interesting, well panned accommodation comprising entrance porch leading to central hallway with principal rooms off, spacious lounge, dining room, study, kitchen, cloakroom/WC.

First floor, wide landing, four bedrooms one of which is en suite, house bathroom.

In need of some modernisation to bring it up to today's standards with works likely to include new windows, redecoration etc.

Gas fired central heating is installed and there is no onward chain.

Ideal family home, second home or investment property.

Well worthy of internal inspection to appreciate the size, layout and potential.

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

The town offers local amenities such as independent shops, public houses and cafes, recreational facilities, schools and transport links to Skipton 16 miles away via a regular bus service or rail links via the famous Settle to Carlisle railway. Giggleswick station is approximately one mile away with links to Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Central Hallway, Cloakroom/WC, Lounge, Dining Room, Kitchen, Utility Room, Study.

First Floor

Landing, Bedroom One Plus En Suite Shower Room, 3 Further Bedrooms, House Bathroom.

Outside

Driveway, Garage, Gardens Around the Property Plus Extra Walled Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

3'2" x 6'4" (0.96 x 1.93)

Part glazed external entrance door, glazed inner door to central hallway, flagged flooring.



Central Hallway:

5'6" x 19'3" (1.67 x 5.86)

Spacious area with staircase to the first floor, understairs store cupboard, radiator, access to principal rooms, coved ceiling.



Cloakroom/WC:

5'7" x 4'6" (1.70 x 1.37)

With pedestal wash hand basin, WC, radiator, double glazed window, cupboard housing gas fired central heating boiler, tiled walls to dado.



Lounge:

11'10" x 15'9" (3.60 x 4.80)

Double glazed windows to the front, 2 double glazed gable windows, flame effect gas fire within feature stone fireplace with tiled hearth, coved ceiling, wall lights, radiator.





Dining Room:

11'9" x 9'3" (3.58 x 2.81)

Dual aspect with 2 double glazed windows, radiator, coved ceiling.



Kitchen:

8'0" x 10'0" (2.43 x 3.04)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in NEFF electric oven, gas hob, extraction hood, built in dishwasher, coved ceiling, double glazed window, radiator, access to utility room.



Utility Room:

8'1" x 5'8" (2.46 x 1.72)

Base units with complementary worksurfaces, stainless steel sink, access to the garage, wall units, plumbing for washing machine, radiator.





Study:

8'1" x 8'9" (2.46 x 2.66)

Double glazed window, radiator.



FIRST FLOOR:

Landing:

Access to 4 bedrooms and house bathroom, light well.



Bedroom 1:

12'0" x 14'1" (3.65 x 4.29)

Double bedroom, double glazed mullioned window with views, radiator, coved ceiling.





En Suite Shower Room:

5'4" x 7'7" (1.62 x 2.31)

Shower off the system over floor drain, pedestal wash hand basin, WC with hidden cistern, double glazed window, tiled floor, coved ceiling.

Bedroom 2: to the front

8'5" x 12'0" (2.56 x 3.65) to face of wardrobes

Double bedroom, 2 double glazed windows with views, built in wardrobe, radiator, coved ceiling.



Bedroom 3:

9'7" x 11'0" (2.92 x 3.35)

Double glazed window, radiator.





Bedroom 4:

7'7" x 11'0" (2.31 x 3.35)

Double glazed window, radiator.



House Bathroom:

5'7" x 8'7" (1.70 x 2.61)

3 piece bathroom suite comprising bath with shower over, WC, pedestal wash hand basin, double glazed window, radiator, tiled walls.



OUTSIDE:

Garage

11'6" x 17'0" (3.50 x 5.18)

Integral garage with power light and up and over door.



Front:

Driveway parking to the front and side, gardens with walled boundary.



Side:

Large walled side garden laid to lawn with mature shrubs and views.



Rear:

Paved area, raised garden with mature shrubs, shed.



**Directions:**

Leave the Settle office down Cheapside onto Duke Street, proceed for approximately a quarter of a mile, turn right onto Cammock Lane opposite the Falcon Hotel, go under the railway bridge, take the next left onto Penny Green, number 2 is on the right hand side.

Tenure:

Freehold with vacant possession on completion

Age:

1980s

Floor Area:

1400 ft² excluding the garage

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 'F'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

2 Penny Green SETTLE BD24 9BT		Energy rating D
Valid until 18 June 2036	Certificate number 0380-2908-7660-2796-0321	