



OAKLEA, 25 CHURCH STREET, SETTLE
£299,950



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OAKLEA, 25 CHURCH STREET, SETTLE, BD24 9JH

A unique three bedroomed semi-detached stone built house, located in a superb position, a level walk from the market square within this popular market town.

A well loved home which has been in the same family for 55 years is now available for its next chapter.

Well maintained and presented throughout with quality fixture and fittings plus upvc double glazed external doors and windows with gas fired central heating.

Recently installed kitchen units and appliances by H & M Kitchens of Ingleton and modern house shower room.

Two good sized reception rooms, spacious hallway with feature return staircase and side porch extension.

Three good sized double bedrooms, one with views towards Castleberg.

Pleasant tended fore garden, side parking for several vehicles, a detached garage and useful under house storage area.

A real gem of a family home, with prominent stance and accessible to the town amenities.

Well worthy of internal and external inspection to fully appreciate the size, layout, condition, and position. Available for immediate occupation with no onward chain.

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

The town has all local amenities such as independent shops, cafes, public houses, Booth's supermarket, educational and recreational facilities and transport links to Leeds, Lancaster and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Entrance Hall, Lounge, Shower Room, Dining Room, Kitchen, Side Porch

First Floor

Landing, WC, 3 Bedrooms

Outside

Pleasant, Foregarden, Rear Yard, Garage, Driveway



ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

6'4" x 3'0" (1.93 x 0.91)

Upvc double glazed external entrance door, upvc double glazed windows, boarded ceiling.



Entrance Hall:

11'10" x 7'8" (3.60 x 2.33)

Part stained glass internal door with leaded lights, single glazed leaded stained glass window, return staircase to the first floor, picture rail, radiator and understairs cupboard.



Lounge:

12'0" x 11'0" (3.65 x 3.35)

Good sized square room, upvc double glazed window, flame effect electric fire with wood fire surround with tiled inset, picture rail and radiator.





Dining Room:

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

Upvc double glazed window, fire effect electric fire, picture rail, radiator and wall lights.



Kitchen:

9'2" x 8'10" (2.79 x 2.69)

Range of recently installed units by H & M Kitchens of Ingleton comprising base units with complementary worksurfaces, wall units, built in AEG electric oven, electric hob, extraction hood, 1 ½ bowl sink with mixer taps, ½ glazed door to the side porch, plumbing for washing machine, radiator, AEG slim line dishwasher and recessed spotlights.



Side Porch:

3'6" x 7'3" (1.06 x 2.21)

Two half glazed upvc external doors, upvc double glazed window, glazed roof.





Shower Room:

4'4" x 8'9" (1.32 x 2.66)

Off the hallway, shower enclosure with shower off the gas boiler, vanity wash hand basin, WC, tiled walls to dado, upvc double glazed window, recessed spotlights.



FIRST FLOOR:

Landing:

Spacious landing area, grain effect internal doors, access to three bedrooms, upvc double glazed window off the 1/2 landing, walk in cupboard housing gas fired central heating, boiler, radiator.





WC:

5'3" x 3'0" (1.60 x 0.91)

Off the landing, WC, wash hand basin and radiator.



Bedroom 1:

10'10" x 11'0" (3.30 x 3.35)

To the front, double bedroom, upvc double glazed window, cast iron fireplace, picture rail and radiator.



Bedroom 2:

10'9" x 13'0" (3.27 x 3.96)

To the rear, upvc double dormer window, cast iron fireplace, picture rail and radiator.





Bedroom 3:

10'6" x 8'10" (3.20 x 2.69)

Upvc double glazed window, picture rail, radiator and views of Castlebergh.



OUTSIDE:

Large walled foregarden with side land area, enclosed yard, large under house area, large parking area and garage.



Directions:

Leave the Settle office through the market square leading onto Church Street, go under the railway bridge. Number 25 is located on the left hand side and 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.

N.B. Some of the photographs within this brochure have been digitally enhanced using A.I. technology for illustrative purposes.

Local Authority:

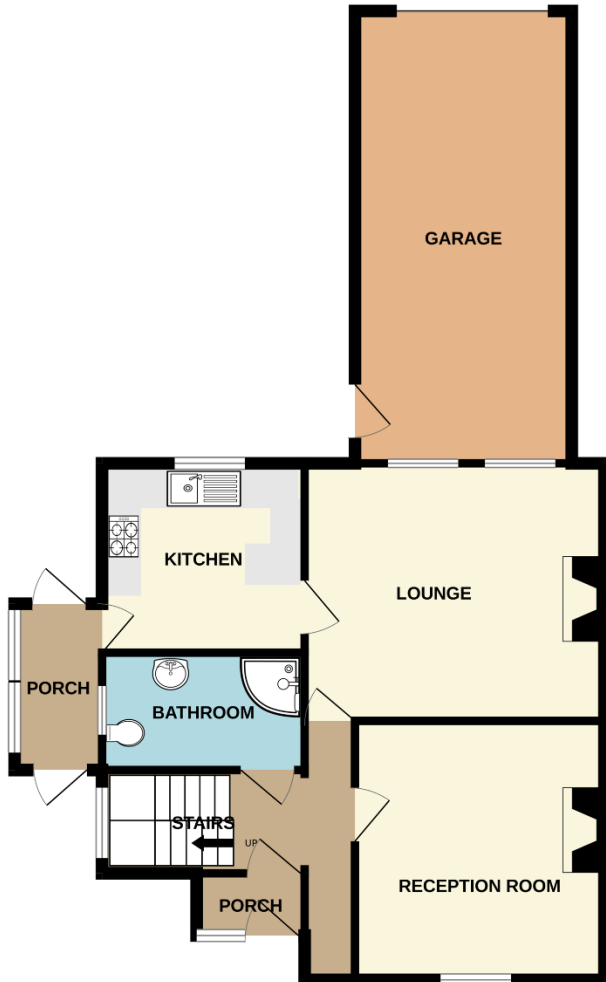
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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.
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