



**33 KINGS MILL LANE, SETTLE**  
**£289,000**



▲ ESTATE AGENTS ▲ VALUERS ▲ [www.neilwrightestateagents.co.uk](http://www.neilwrightestateagents.co.uk) ▲



## 33 KINGS MILL LANE, SETTLE, BD24 9FD

Very well presented 3 bedroomed stone-faced semi-detached house located in a superb position on a small cul de sac development approximately quarter of a mile from the centre of Settle.

Spacious ground floor, lounge with porch entrance, plus modern kitchen with WC off. First floor landing with 2 double bedrooms, single bedroom and well-appointed house bathroom. Outside forecourt parking to the front, attached single garage and manageable enclosed rear garden.

Ideal family home, second home or investment property, ready for immediate occupation with no onward chain.

The property has double glazed windows throughout, gas fired central heating system.

Well worthy of internal inspection to fully appreciate size and location.

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

The town has a wide range of local amenities such as independent shops, pubs and cafes, recreational facilities and good range of schools from primary to secondary and private school.

Transport links via regular bus service to Skipton or rail links to Leeds, via the Famous Settle to Carlisle railway.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Porch, Lounge, Kitchen, W.C.

#### First Floor

Landing, 3 Bedrooms, Bathroom

#### Outside

Fore-garden, Driveway, Garage, Rear Garden, Paved Area.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Porch:

Half glazed external entrance door.

##### Lounge:

14'10" x 17'4" (4.5 x 5.2)

Good sized room with double glazed window, radiator, flame effect fire within feature fireplace with inset and hearth, staircase to the first floor.





### **Kitchen/Dining:**

11'8" x 9'6" (3.50 x 2.8)

Range of kitchen base units with complementary work surfaces, wall units, concealed lighting, stainless steel sink with mixer taps, built in electric oven and gas hob, double glazed window, half glazed external door, recessed spotlights, utility cupboard with plumbing for automatic washing machine.



### **W.C.**

With WC, wash hand basin, radiator, and recessed spotlights.

### **FIRST FLOOR:**

#### **Landing:**

Access to 3 bedrooms and bathroom, loft access, radiator and bulk head cupboard.

#### **Bedroom 1: front**

14'5" x 8'5" (4.30 x 2.50)

Double bedroom, double glazed window, radiator, built in wardrobe.



#### **Bedroom 2: to the rear**

12'7" x 8'5" (3.80 x 2.50)

Double bedroom, double glazed window, radiator, built in wardrobe.

#### **Bedroom 3: front**

9'0" x 6'3" (2.7 x 1.9)

Single bedroom with double glazed window and radiator.



**Bathroom:**

6'1" x 6'8" (1.8 x 2.00)

3-piece white bathroom suite comprising bath with electric shower over, WC, pedestal wash hand basin, radiator.

**OUTSIDE:**

Garage: Attached single garage with up/over door.

Paved driveway, rear garden area, with small lawn and paved area,

**Directions:**

Leave Settle on to Duke Street, turn right on to Station Road, go past Ribblesdale Motors, turn right onto the Sowarth estate, proceed to the end turning left on to Kings Mill Lane, No 33 is located on the left-hand side. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected.

**Age:** 2000

**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.

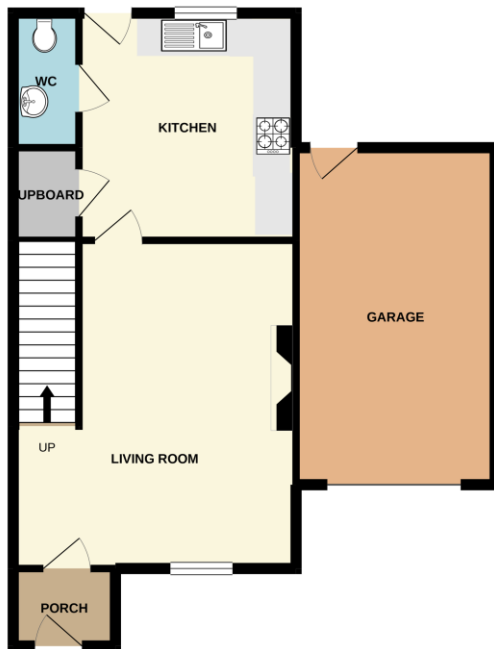
**Local Authority:**  
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

33 KINGS MILL LANE SETTLE BD24 9FD		Energy rating <b>C</b>
Valid until <b>21 December 2030</b>	Certificate number <b>9733-3902-0202-3250-8204</b>	

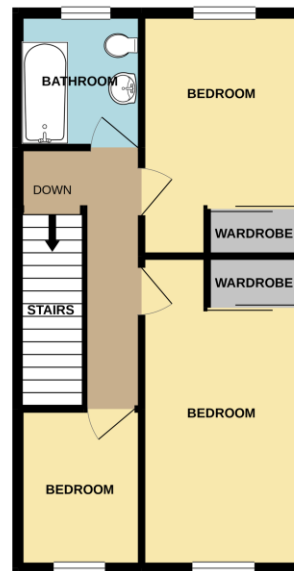
Council Tax Band 'C'

Property type	Semi-detached house
Total floor area	76 square metres

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.  
Made with Metropix ©2020



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

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto: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.