



MARSHFIELD BUNGALOW, SETTLE
£275,000





MARSHFIELD BUNGALOW, 11 CHURCH STREET, SETTLE, BD24 9JH

Superb two double bed roomed detached bungalow located in a very convenient position near to the centre of town, standing within manageable gardens with private off-street parking.

Well-presented and quite spacious accommodation comprising pleasant central hallway with covered entrance, lounge with dual aspect, large breakfast kitchen, plus two double bedrooms and modern shower room.

Decorated to a good standard with upvc double glazed window and gas fired central heating.

Ideal property for retired buyers, people wanting to downsize and enjoy the convenience of being so close to the town's amenities or second home/investment.

Outside mature tended garden with garage/outbuilding, tarmac drive edge boundary.

Well worthy of internal inspection to fully appreciate the size, layout and position a real gem of a property.

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

The town has independent shops, cafes, bus and rail links to Leeds, Carlisle, Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Breakfast Kitchen, 2 Bedrooms, Shower Room.

Outside

Manageable gardens, driveway, Outbuilding, Additional Store.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'10" x 9'7" (2.08 x 2.92) plus 3'0" x 4'9" (0.91 x 1.44)

Covered entrance, part glazed upvc external door with side fanlight screen, wide hallway with access to principal rooms, picture rail, radiator.

Lounge:

12'0" x 13'4" (3.65 x 4.06)

Dual aspect, two upvc double glazed windows, coved ceiling, radiator.



Breakfast Kitchen:

15'10" x 12'0" (4.82 x 3.65)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, cooker point with hood, two upvc double glazed windows, ½ glazed upvc external door, space for table, cylinder cupboard, radiator.



Bedroom 1:

12'5" x 13'5" (3.78 x 4.08)

Double bedroom, upvc double glazed window, two built in wardrobes, radiator, coved ceiling.





Bedroom 2: to the rear

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

Double bedroom, upvc double glazed window, radiator, coved ceiling.



Shower Room:

4'10" x 8'6" (1.47 x 2.59)

Shower enclosure with shower off the system, WC, pedestal wash hand basin, radiator, tiled walls to dado, upvc double window.



OUTSIDE:

Manageable gardens with mature shrubs, paths, patio area. Tarmac driveway/ parking.

Outbuilding:

16'3" x 10'0" (4.95 x 3.04)

With power and light.

Additional Store:

4'0" x 3'0" (1.21 x 0.91)

Housing gas fired central heating boiler.

Rear Washhouse:

5'0" x 3'1" (1.52 x 0.94)



**Directions:**

Leave the Settle office across the Market Square and turn right on to Church Street go straight down go under the railway bridge, and the property 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 to the property.

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 sales 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:

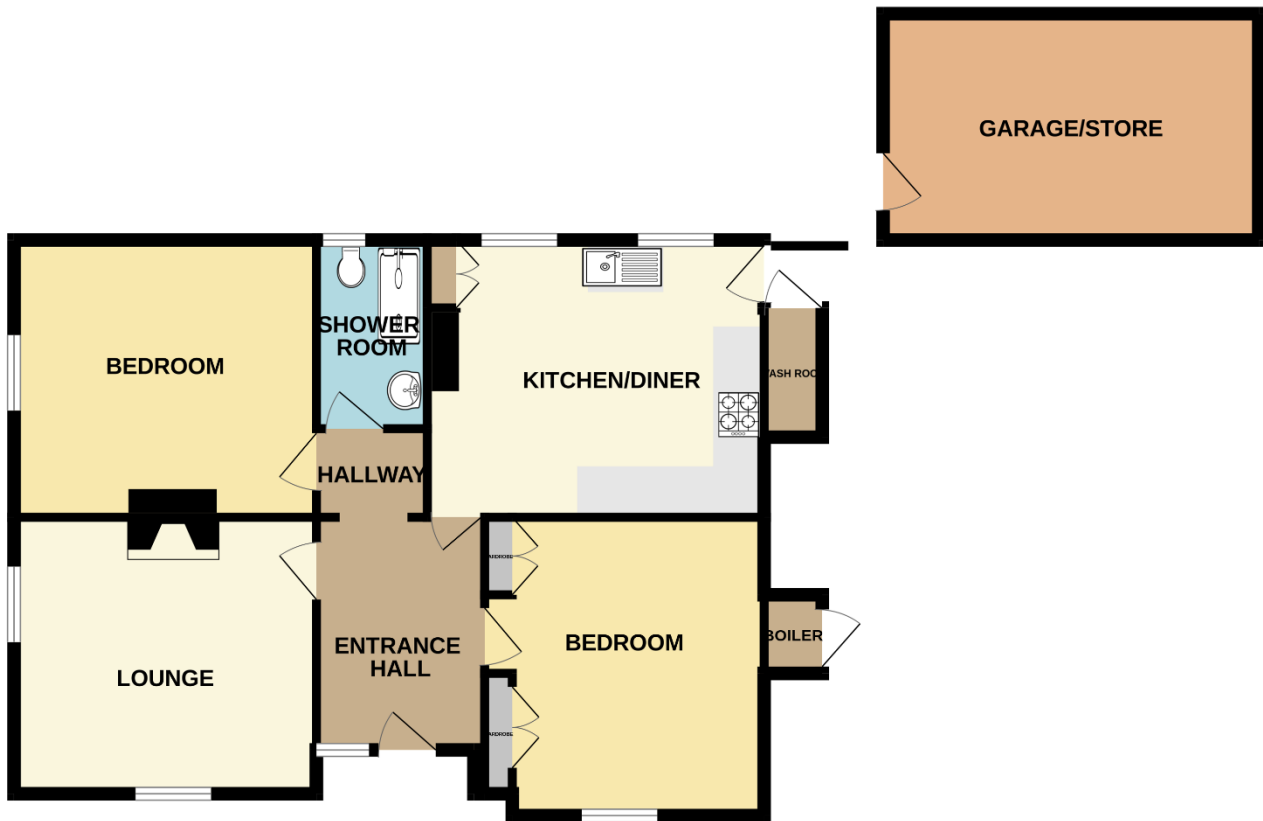
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

11 Church Street SETTLE BD24 9JH		Energy rating D
Valid until 24 March 2035	Certificate number 0330-2095-5470-2225-7845	



GROUND 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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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

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