



**13 EAST VIEW, SETTLE**  
**£320,000**



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## 13 EAST VIEW, SETTLE, BD24 9AU

Substantial 3 bedroom extended end terrace house located in a superb and convenient position approximately a quarter of a mile from the centre of town offering spacious accommodation laid over 3 floors.

Extended ground floor level with lounge to the front and large modern kitchen/dining room to the rear.

2 first floor bedrooms, landing and house bathroom.

Fantastic 2<sup>nd</sup> floor master bedroom suite with dormer window with views plus fantastic en suite bathroom.

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

Foregarden, side access to parking space, garage and rear gardens.

Quality family home, well worthy of internal and external inspection to appreciate the size, layout, condition and the rear views.

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

The town has all local amenities including independent shops, cafes, public houses, schools, recreational facilities and transport links via the famous Settle to Carlisle railway and via bus to Skipton, Kirkby Lonsdale and Lancaster.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor**

Lounge, Dining Room, Kitchen

#### **First Floor**

Landing, 2 Bedrooms, Shower Room

#### **Second Floor**

Master Bedroom, Large Bathroom

#### **Outside**

Foregarden, Rear Gravelled Area, Garage, Rear Garden.



## ACCOMMODATION:

### GROUND FLOOR:

#### Lounge:

14'10" x 11'8" (4.52 x 3.55)

Upvc part glazed external entrance door, upvc double glazed window, staircase to the first floor, electric stove in recess, radiator.



#### Dining Room:

14'8" x 13'0" (4.47 x 3.96)

Open to the kitchen extension, flame effect wall mounted gas fire, shelved alcove, radiator.





### **Kitchen:**

14'5" x 13'0" (4.39 x 3.96)

Good sized kitchen extension with extensive range of modern kitchen base units with complementary worksurfaces, island unit with complementary worksurface, built in Bosch electric double oven, 5 ring gas hob, stainless steel extractor hood, 1 ½ bowl sink with mixer taps, half glazed upvc external entrance door to covered area, upvc double glazed window, 2 Velux roof lights, vertical radiator.



### **FIRST FLOOR:**

#### **Landing:**

Access to 2 bedrooms and shower room, staircase to second floor

#### **Bedroom 2: to the front**

9'7" x 10'0" (2.92 x 3.04) plus 5'5" x 5'5" (1.65 x 1.65)

Double bedroom with 2 upvc double glazed windows, radiator, coved ceiling, recessed spotlights.





### **Bedroom 3: to the rear**

9'4" x 14'0" (2.84 x 4.26)

Double bedroom with built in wardrobe, radiator, coved ceiling, recessed spotlights.



### **Shower Room:**

5'2" x 9'0" (1.57 x 2.74)

Well appointed room with shower enclosure with drencher shower off the system, WC, vanity wash hand basin, upvc double glazed window, recessed spotlights, heated towel rail.



## **SECOND FLOOR:**

### **Master Bedroom:**

14'9" x 15'6" (4.49 x 4.72)

Large double bedroom, upvc double glazed dormer window with superb views, loft access, vertical radiator.





## **Bathroom:**

14'6" x 8'0" (4.42 x 2.43)

Well appointed 4 piece bathroom suite comprising freestanding bath on plinth, vanity wash hand basin, shower enclosure with drencher shower off the system, WC, single glazed window, recessed spotlights.



## **OUTSIDE:**

### **Front:**

Pleasant landscaped foregarden with raised beds.



### **Side:**

Side access.



**Rear:**

Parking space, garage and additional rear garden.



**Directions:**

Leave the Settle office down Cheapside, turn left onto Duke Street, after approximately a quarter of a mile, East View is 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](https://www.gov.uk/check-flood-risks) shows that the flood risk 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		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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