



9 INGFIELD LANE, SETTLE
£385,000



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9 INGFIELD LANE, SETTLE, BD24 9BA

A well-presented two double bedroom detached bungalow, located in a popular residential area on the edge of town.

The well planned accommodation comprises a good sized open plan lounge/dining room and kitchen, two good sized double bedrooms, a shower room and a sunroom.

The property stands within manageable garden to the front and rear, with a driveway to the side providing parking for several vehicles along with an attached garage.

Upvc double glazed windows and gas fired central heating are installed.

The property enjoys a fantastic position, being within level walking distance of the town centre and offering pleasant views to the front.

Ideal property for those who are looking to downsizing, a small family or an investor.

Worthy of internal inspection to appreciate the size and layout, and position of the property.

Settle is a busy active market town set amid stunning countryside on the edge of the Yorkshire Dales National Park. The town offers a range of local amenities, such as independent shops, public houses and cafes. Recreational facilities include Victoria Hall theatre, sports clubs. The town has good transport links to Skipton (16 miles), Leeds, Kendal and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Sunroom, Shower Room.

Outside

Front and Rear Gardens, Side Driveway, Garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'8" Max X 12'0" (1.72 x 3.65)

Side upvc external entrance door, side panel, radiator, access to two bedrooms, shower room, and kitchen, loft access with loft ladder, loft part boarded, coved ceiling, store cupboard.





Lounge:

21'0" x 11'4" (6.40 x 3.45)

Three upvc double glazed windows, pleasant views, flame effect gas fire within marble fireplace, coved ceiling, covered radiators.



Kitchen:

21'0" x 10'10" (6.4 x 3.30)

Range of kitchen base units with complementary worksurfaces, wall units, ceramic sink with mixer taps, built in NEFF electric oven, electric hob, extraction hood, side external upvc entrance door, gas fired central heating boiler, space for table, plumbing for washing machine, tiled flooring, radiator, two upvc double glazed windows, coved ceiling.





Bedroom 1:

12'0" x 17'4" (3.66 x 5.82)

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



Bedroom 2:

11'2" x 10'4" (3.40 x 3.15)

Double bedroom, upvc double glazed doors to sunroom, radiator, coved ceiling.



Sunroom:

Upvc double glazed windows, upvc double glazed external door.





Shower Room:

7'4" x 7'5" (2.23 x 2.26)

Floor drain with shower over off the system, low flush WC, vanity wash hand basin, cupboard, upvc double glazed window, tiled floor, tiled walls, heated towel rail.



OUTSIDE:

Front: Patio area, gate access, rail, flower beds.

Side: Driveway, parking for several vehicles.



Rear: Garage electric door, power and light, enclosed garden.



**Directions:**

Leave the Settle office down Cheapside and turn left onto Duke Street, go approximately ½ mile and turn left just before the Falcon Manor Hotel onto Inglefield Lane. Number 9 is on the left hand side. A 'For Sale' bared 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](#) shows that flooding is very low.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Age:

1970's

Area:

950 ft²

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'

9 Ingfield Lane SETTLE BD24 9BA		Energy rating D
Valid until 3 May 2036	Certificate number 6336-1024-6600-0741-2226	

Property type	Detached bungalow
Total floor area	85 square metres

GROUND FLOOR
 1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (112.3 sq.m.) approx.
Notes: every effort has been made to ensure the accuracy of the floorplan. However, we do not accept any liability for any errors or omissions in this information. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with SketchUp 12.0.28



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