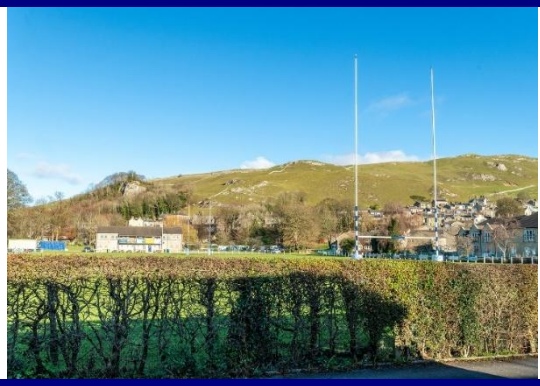








1 BIRCHWOOD CLOSE, SETTLE

£425,000

Neil Wright ASSOCIATES

▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲

1 BIRCHWOOD CLOSE, SETTLE, BD24 9RJ

A fantastic three bedroom detached bungalow, located on a small cul-de-sac of just three properties, conveniently near to the centre of Settle

The property offers spacious, light and airy accommodation, with superb views from the front across Settle towards Castleberg Rock and the surrounding hills.

Approximately ¼ of a mile level walk into the market square and the towns amenities, yet away from the crowds and little passing traffic.

The property benefits from having uPVC double glazed windows, gas fired central heating and a conservatory.

Externally, there is ample private parking, a detached garage and good sized gardens to the front and rear.

An ideal property for families, those looking to downsize or buyers looking to retire.

Settle is a popular market town which sits amid outstanding scenic countryside on the edge of the Yorkshire Dales National Park.

The town offers a good range of independent shops, pubs, cafes and recreational facilities together with educational amenities.

Settle benefits from excellent transport links with bus services to Skipton and Kirkby Lonsdale and rail connections via the famous Settle to Carlise railway, with links to Leeds, Skipton and Carlise.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Porch, L Shaped Entrance Hall, Cloakroom, L Shaped Lounge/Dining, Kitchen, Utility Room, Conservatory, 3 Bedrooms, Shower Room.

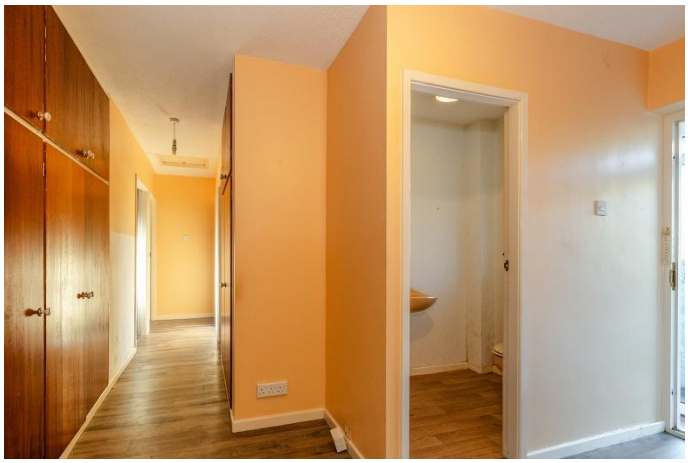
Outside
Good Sized Gardens to the Front and Rear, Parking for Several Vehicles, Detached Single Garage.

ACCOMMODATION

GROUND FLOOR:

Porch:
2’3” x 6’2” (0.69 x 1.88)
Upvc double glazed external door/side panel, glazed timber inner door.

Hallway:
11'0" x 3'9" (3.35 x 1.14) plus 14'0" x 2'10" (4.27 x 0.86)
L Shaped hallway with access to the lounge/dining room, three bedrooms and shower room, two double doored store/cloaks cupboards, radiator, loft access.



WC/Cloakroom:
WC, wash hand basin, upvc double glazed window.



Lounge/Dining Room:
13'5" x 17'5" (4.09 x 5.31) plus 9'4" x 9'4" (2.85 x 2.85)
Large L shaped room, light with large upvc double glazed window having to the front with outstanding views over towards Castleberg Rock, upvc double glazed rear window, upvc door to the conservatory, flame effect gas fire within wood fire surround, marble inset, hearth, two radiators, coved ceiling, space for table, arch way through to the kitchen, radiator.





Kitchen:
8’10” x 11’3” (2.69 x 3.43)
Range of kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer taps, built in electric oven, gas hob, extractor hood, upvc double glazed window, radiator, plumbing for dishwasher.





Utility Room:
5’6” x 7’4” (2.74 x 3.81)
Base units with worksurface, stainless steel sink, part glazed upvc external entrance door, side window, Vaillant gas fired central heating boiler, plumbing for washing machine.



Conservatory:
10’4” x 9’2” (3.15 x 2.79)
Upvc double glazed windows, glazed upvc external entrance door, radiator, views.





Bedroom 1: Front
11'0" x 12'7" (3.35 x 3.84)
Double bedroom with upvc double glazed window, radiator and views.



Bedroom 2: Rear
10'9" x 10'3" (3.28 x 3.12)
Double bedroom with upvc double glazed window, and radiator.



Bedroom 3: Front
10'4" x 7'3" (3.15 x 2.21)
Single bedroom with upvc double glazed window, radiator and views.



Shower Room:

6'0" x 8'8" (1.83 x 2.64)

Recently refurbished shower room with large shower enclosure with shower off the system, WC with hidden cistern, wash hand basin, cabinets, vertical radiator, boarded walls, upvc double glazed window.



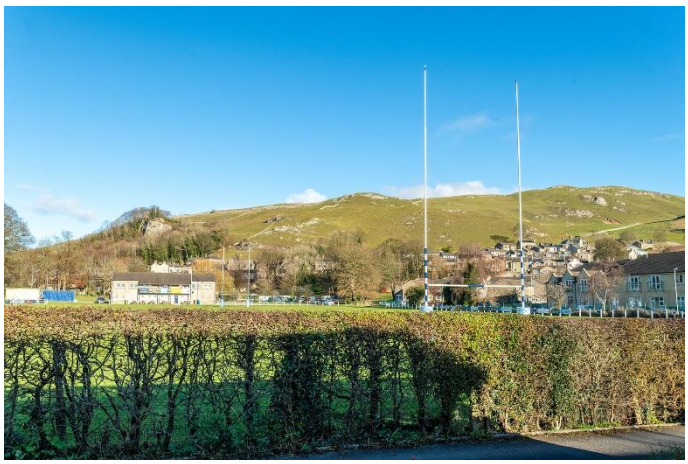


Outside:

Shared private road off Greenfoot Parking area, front garden, side access to enclosed rear garden, patio area, shed, mature shrubs, walled rear boundaries.







Garage:
9'9" x 18'9" (2.97 x 5.72)
Single garage with up and over door and rear external door.



Directions:
Leave the Settle office, turn left down Chapel Street, left on to Duke Street, at Falcon Manor turn left onto Ingfield Lane, Birchwood Close is on the left. A for sale board is erected.

Tenure:
Freehold.

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 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.

Referral Fees:
Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction. In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services. The amount received varies depending on the referral.
We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

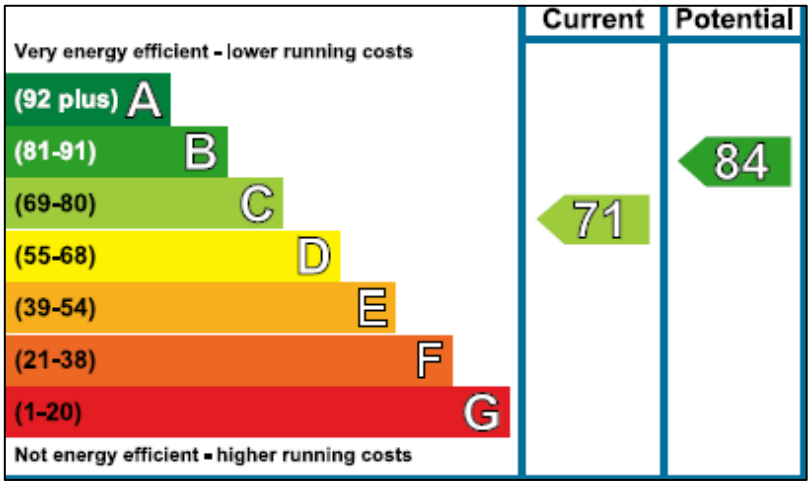
N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being 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. 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

Council Tax Band 'E'



1, Birchwood Close
SETTLE
BD24 9RJ

Energy rating
C

Valid until	Certificate number
14 May 2028	9708-2004-6295-4638-8980

Property type	Detached bungalow
Total floor area	95 square metres

GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1 BIRCHWOOD CLOSE, SETTLE, BD24 9RJ

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

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 ©2026

rightmove.co.uk
The UK's number one property website

The Property Ombudsman
www.tpos.co.uk

Market Place
Settle
North Yorkshire BD24 9EJ
Tel: 01729 825219 option 1
settle@neilwrightestateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG
Tel: 015242 62458
bentham@neilwrightestateagents.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.