



17 Marshfield Road, Settle, BD24 9DA

A superb three bedroom property providing good size accommodation along with a generous garden to the rear and off street parking.

3 High Street, Settle, North Yorkshire, BD24 9EX

Tel: 01729 823921

Email: settle@dacres.co.uk



17 Marshfield Road, Settle, BD24 9DA

Lancaster 27 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

Guide Price: £264,000

- Lovely views to the rear
- Convenient location
- Three bedrooms
- Ground floor cloakroom
- Off street parking
- Four piece bathroom
- Gas fired central heating and double glazing



General remarks

A well proportioned three bedroom property within walking distance of Settle town centre, local primary schools and the station.

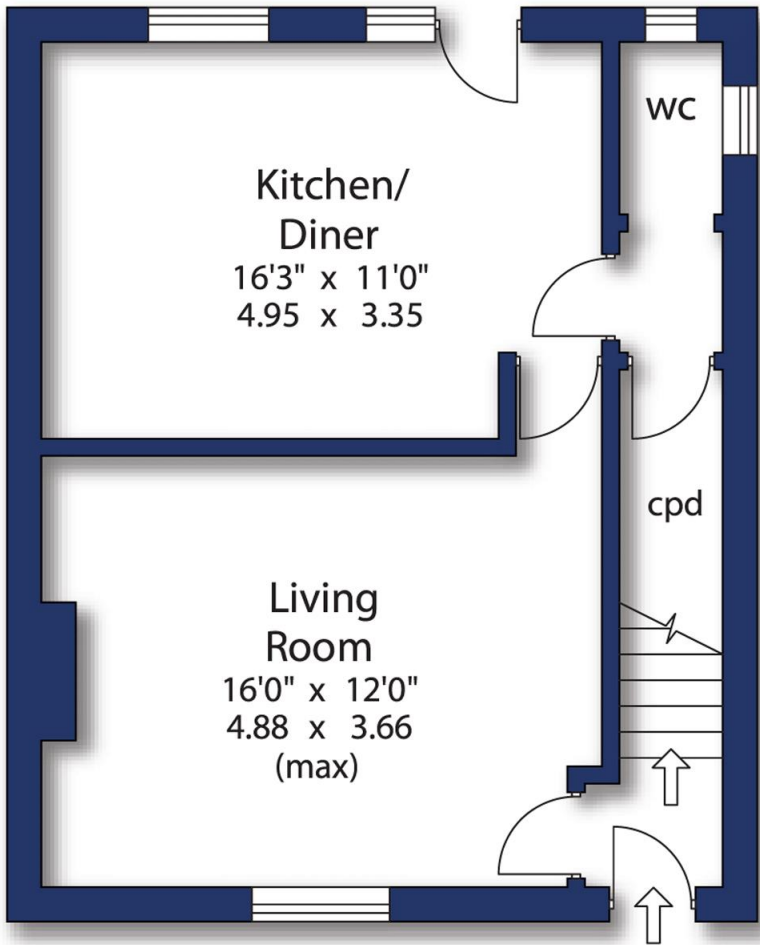
The accommodation is spacious and well laid out and briefly comprises; entrance vestibule providing access to the first floor and living accommodation. Spacious front living room with ample natural light and feature fireplace housing a wood burning stove. The kitchen is well proportioned with fitted units, complementary work surfaces, integrated fridge/freezer, electric oven and gas hob along with appliance space for washing machine and dishwasher. There is a rear access door leading directly into the garden. Off the kitchen is access to a useful understairs storage cupboard and cloakroom.

To the first floor are three well-sized bedrooms, including a generous main bedroom to the front elevation and two further bedrooms. A family bathroom completes the accommodation, fitted with a bath, separate shower enclosure and wash basin and wc.

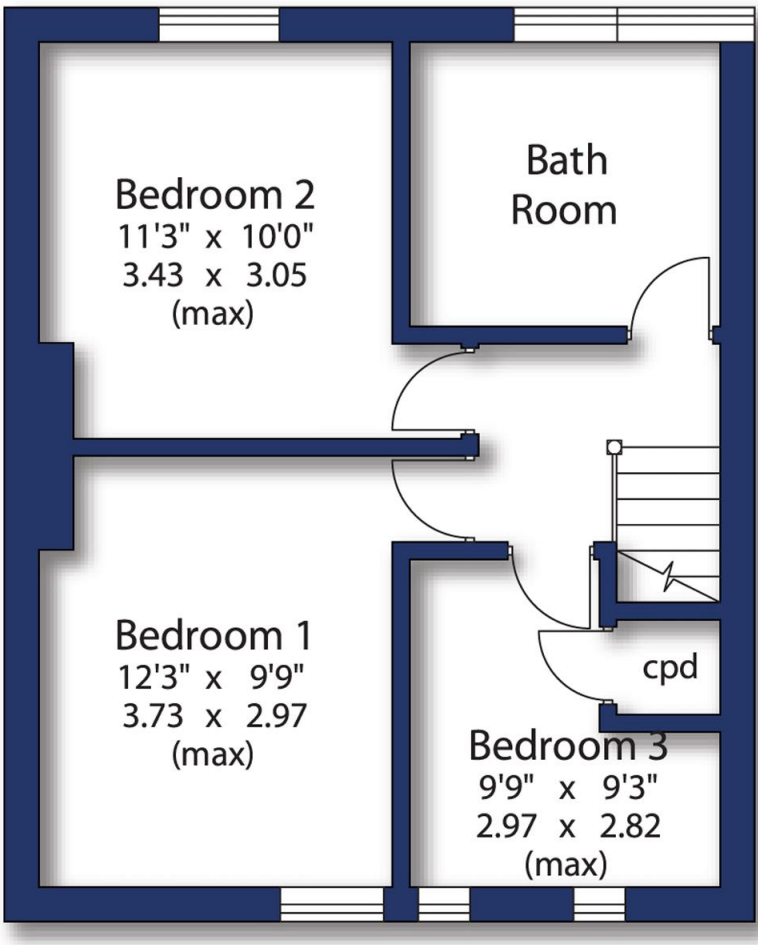
To the rear is a private enclosed garden, ideal for outdoor seating, entertaining, gardening and family use, with space for storage and planting.

The market town of Settle borders the Yorkshire Dales National Park and offers a varied range of amenities including a Market Place with a colourful 'Tuesday' market. A railway station on the famous Settle to Carlisle line offers commuter links to Leeds and Bradford. Schools include a primary and college, as well as a highly regarded public school in the neighbouring village of Giggleswick. Settle has a medical centre, building society, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.

Floorplans



Ground Floor



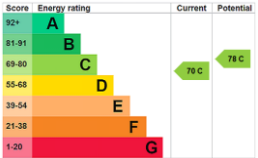
First Floor

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 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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Directions

From Dacre Son & Hartley Settle office proceed through the market square and onto Church Street. After passing the petrol station take the left hand turn onto Marshfield Road. Proceed down to the end of the road and turn left where the property can be found on the left hand side.

What3Words remainder.employer.founding

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private off street parking to the rear

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SET220050

Contact us



01729 823921



settle@dacres.co.uk