DACRE, SON & HARTLEY
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9 Mains View, Settle, North Yorkshire, BD24 9JF

A two bedroom mid terrace located a short level walk away from the market place. The property offers spacious living accommodation over three floors and a West facing garden to front. Viewing highly advised.

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dacres.co.uk







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Lancaster 26 miles, Skipton 16 miles, Leeds 43miles (all distances approximate)

Guide Price: £265,000

- Two double bedrooms
- Kitchen/diner ideal for entertaining
- Ground floor WC
- Convenient central location
- Ideal first or family home
- West facing garden
- Internal viewing highly advised







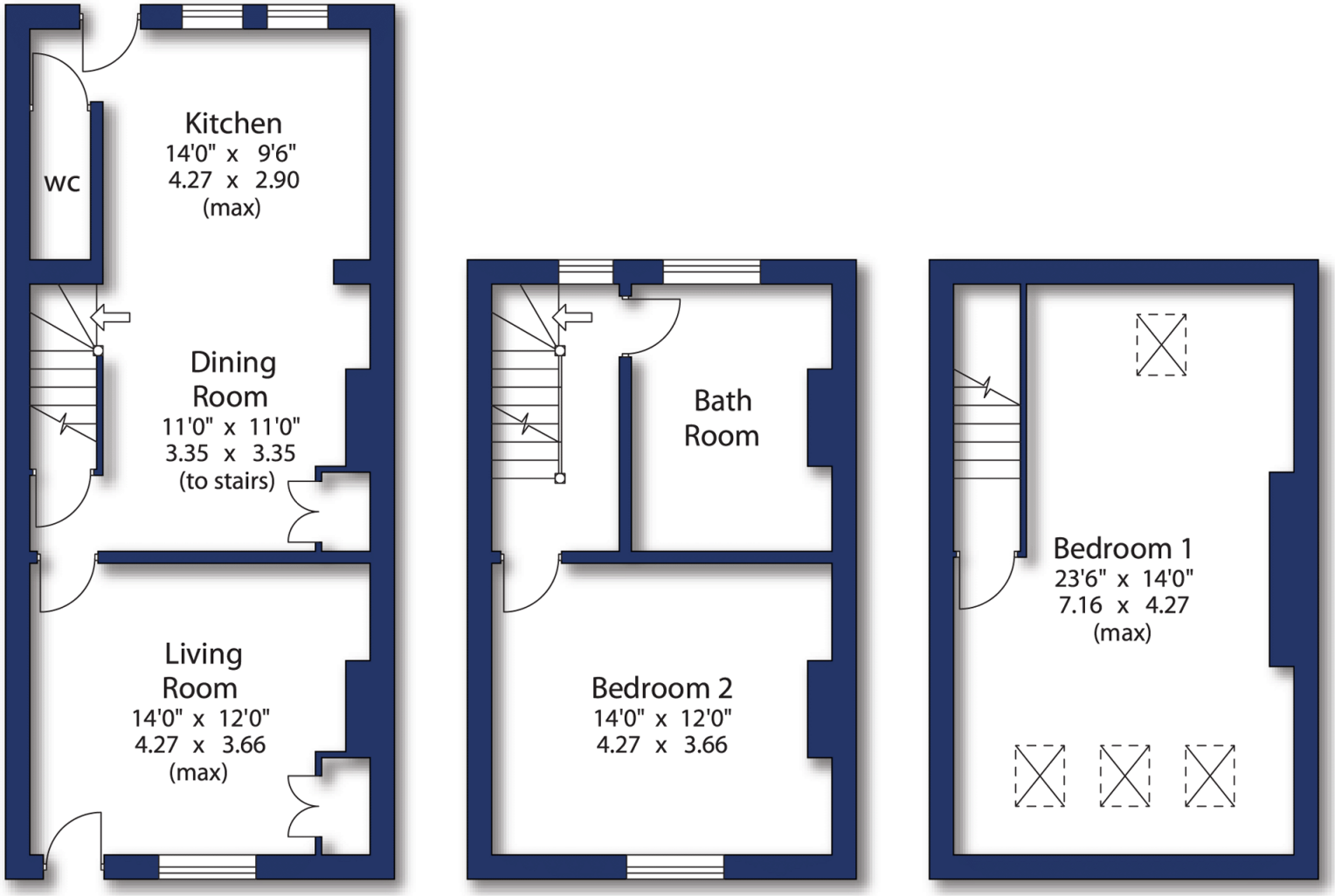
General remarks

Entering to the rear of the home is a spacious dining kitchen with hardwood floor. The kitchen has a good selection of base units, complimentary worktop and a ceramic bowl sink with mixer tap. Appliances include a five ring gas hob, electric oven and integrated under counter fridge and dishwasher. Space and plumbing are available to house a washing machine. There is ample space for a large dining table and chairs and a handy downstairs cloakroom that's perfect for guest use. The living room faces the front of the home and has a feature fireplace to centre with Aga multi fuel stove insert. Upstairs, on the first floor, is a good size double bedroom and the house bathroom which comprises a freestanding bath, walk in shower, vanity wash hand basin, heated towel rail and wc. The master bedroom located on the second floor, is generous in size and light and airy due to there being four Velux windows.

Outside to the front is a west facing garden with patio seating area, artificial lawn and summerhouse. The front garden can be accessed off the living room or via a shared pathway to side. To the rear is a small fore garden with enough space to store wheelie bins.

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. Settle is also well located for commuting to North and West Yorkshire, and the East Lancashire business centres as well as the northern motorway network. 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, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.

Floorplans

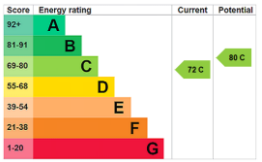


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Dacres Surveys
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01943 885 400

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Contact us

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Directions

From the Settle office enter the market place and then take a right on to Church Street. Immediately after the viaduct, make a right on to Mains View where number 9 can be seen on your left.

What3Words contemplate.foiled.clauses

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, drainage and water are installed. Domestic heating is from a gas fired boiler.
- No allocated parking.

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: SET260058