



2 Birchwood Close, Settle, North Yorkshire, BD24 9RJ

Link detached bungalow situated in a quiet location and within walking distance to the town centre. The property offers spacious living accommodation and is well worthy of internal viewing.

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2 Birchwood Close, Settle, North Yorkshire, BD24 9RJ

Lancaster 28 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

Guide Price: £420,000

- Three bedroom detached bungalow
- Spacious living dining room
- Shower room
- Garage plus on drive parking
- Gardens to front and rear
- Glorious views
- Available with no onward chain
- Internal viewing highly advised

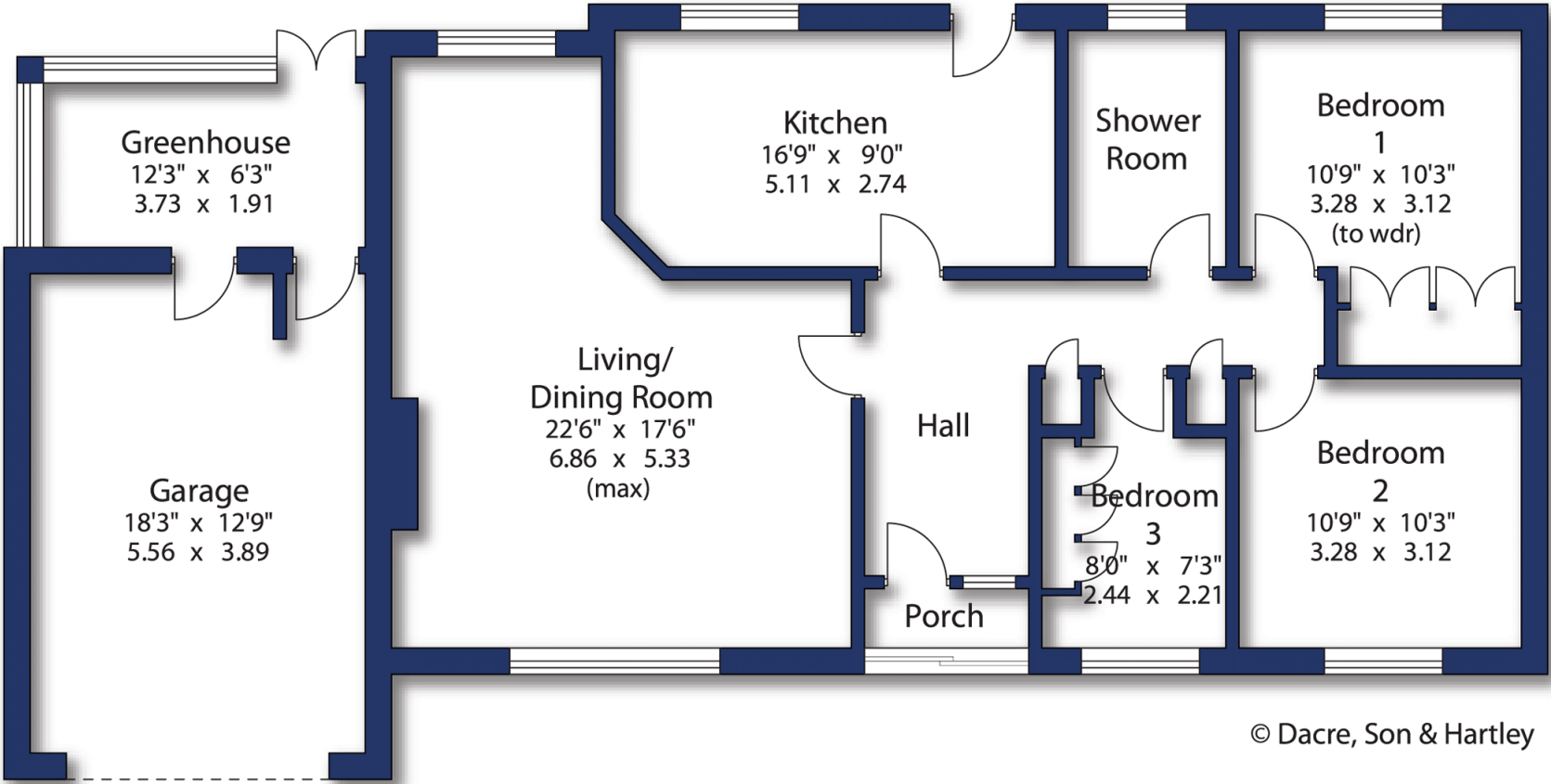


General remarks

Entering through the front glazed door is an enclosed porch with inner door to hallway. The hallway provides access to all areas of the home, has ample space for coats and benefits from two storage cupboards. The living dining room is to your left, is spacious in size and has beautiful views to front and a fireplace to centre with electric fire insert. The kitchen faces the rear of the home, has a window overlooking the garden as well as an external door out. The kitchen briefly comprises a range of wall and base units, worktop and a stainless steel sink with mixer tap. Appliances include a stove cooker with electric hob and two ovens, integrated fridge and freezer. Space and plumbing are available to house a washing machine. Two of the bedrooms are good size doubles with bedroom three being a single. The house shower room comprises a shower cubicle, wash hand basin, wc and a frosted window to rear.

Outside, to the front are a selection of plants and shrubs, a tarmac drive providing off road parking and access to a single garage with light and power. The rear garden is mainly laid to lawn, has a selection of plants and shrubs. greenhouse and summerhouse.

The market town of Settle offers a wide range of facilities and amenities including a bustling market place with a '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 including primary and secondary school. Settle also has a medical centre, swimming pool, gym, library and golf club and other sports facilities. There are also cafes, pubs, restaurants, shops and a post office.



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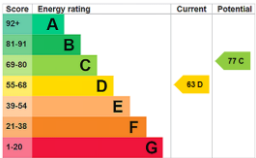
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Contact us



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Directions

From the Settle office, enter the market square and make a left onto Duke Street. Just before the Falcon Manor Hotel, make a left signposted Ingfield Lane. Proceed down Ingfield Lane and on reaching the turnoff for Greenfoot carpark, make a left onto Birchwood Close. The property is situated at the end of the close on the left hand side.

What3Words doing.mega.fewer

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity Water and Drainage are installed. Domestic heating is from a gas fired central heating boiler.
- Garage plus on drive parking to front.

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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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.

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