



Meadow View, 7 Gooselands, Rathmell, Settle, BD24 0LT

A spacious detached home with guest wing. Ideal for multi generational living or those after a family home with an additional source of income. Internal viewing highly advised to appreciate the size and setting.

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Lancaster 28 miles, Skipton 15 miles, Leeds 42 miles (all distances approximate)

Guide Price: £560,000

- Spacious family home with guest wing
- Five bedrooms in total
- L shaped living dining room plus conservatory
- Gardens front and rear
- Double garage plus on drive parking
- Internal viewing highly advised



General remarks

Entering through the front door is an enclosed porch with space for coats and boots and inner door to hallway. To your right is the living dining room, a large L shaped room with a lpg stove and French doors out to the conservatory. The kitchen faces the rear of the home and comes with a good range of wall and base units, worktop and a 1 1/2 bowl sink with mixer tap. Appliances include an electric hob, double oven an integrated under counter fridge. Space and plumbing are also available house a dishwasher. Space and plumbing for further white goods can be found in the adjoining utility room which provides access to the double garage and guest wing. Also on the ground floor is a handy cloakroom that is perfect for guest use.

Upstairs are four bedrooms and the house bathroom. All the bedrooms are doubles with the master benefitting from an en-suite with freestanding bath, wash hand basin and wc. The house bathroom comprises a bath, separate shower, wash hand basin and wc.

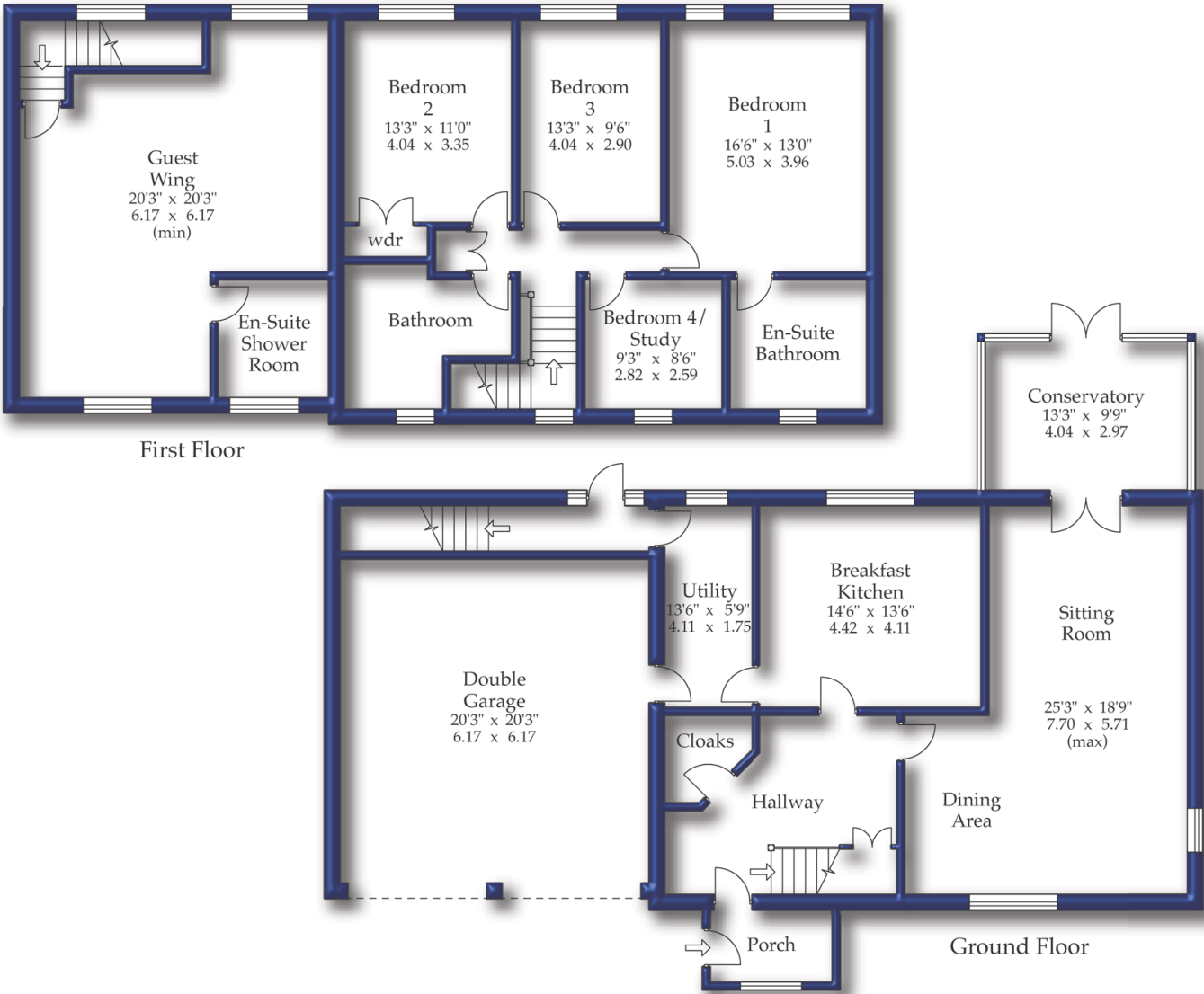
The guest wing is located over the double garage and can be accessed via an internal door off the utility as

well as an external rear door. The guest wing consists of a large open plan room (that could be easily divided up if desired) with an adjoining shower room.

Outside, to the front, is a paved drive providing ample off road parking, lawn and side paths to the rear garden. The south facing rear garden features a lawn, decking area, selection of plants and shrubs surrounded by a drystone wall. Beautiful views can be enjoyed from the garden.

The village of Rathmell which is set amidst lovely Dales countryside has its own village hall and church. The market town of Settle is approximately 3 miles away and offers a varied range of amenities including a bustling market square with a 'Tuesday' market, railway station on the famous Settle to Carlisle line with also direct trains to Leeds taking just an hour, schools including primary, high school and public school in the neighbouring village of Giggleswick. Settle also has a swimming pool, library, golf club, health centre and a wide range of recreational facilities. The larger market town of Skipton is approximately 15 miles away.

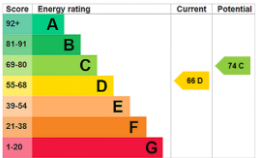
Floorplans



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Directions

From the Settle bypass take the signposted turning to Rathmell and on entering the village continue beyond Hesley Lane and then take the next right turn into Gooselands. On entering the property can be seen in the far left corner.

What3Words wreck.rams.blending

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are connected. Domestic central heating is from an oil fired boiler.
- Off road 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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