



2 Ingfield Lane, Settle, North Yorkshire, BD24 9BA

A spaciously proportioned detached family size house, traditionally designed with natural stone elevations including mullion windows. Appealing location yet also within easy reach of a varied range of amenities. Internal inspection essential. No onward chain.

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

Tel: 01729 823921

Email: settle@dacres.co.uk



2 Ingfield Lane, Settle, North Yorkshire, BD24 9BA

Lancaster 28 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Guide Price: £699,950

- Convenient location within easy reach of local amenities
- Spacious house with traditional yet modern design
- Generous garden and ample off road parking
- Attached garage
- Six double bedrooms
- Solar panels
- No onward chain



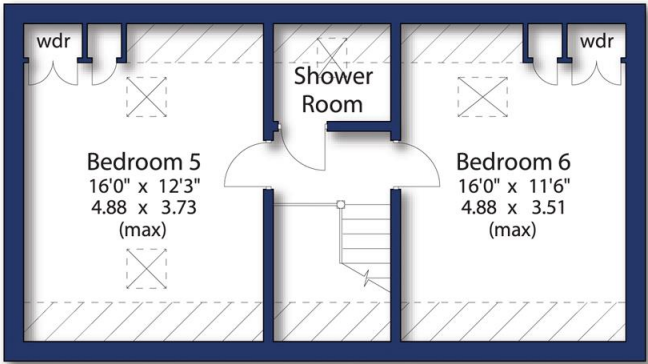
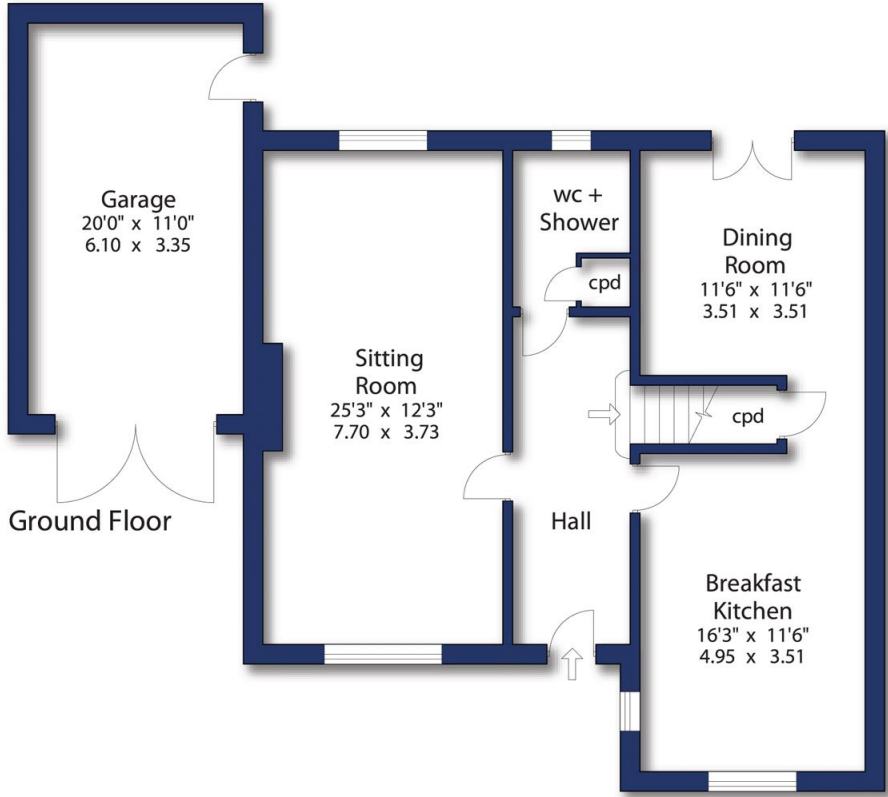
General remarks

An attractive gable fronted detached house which was built by local craftsman to a quality specification. There are spaciouly proportioned rooms including six double bedrooms with house bathroom and two separate shower room. A gas fired heating system is installed, there is sealed unit double glazing to the timber framed windows which include some mullions and French doors to the rear garden.

Briefly the downstairs accommodation comprises front entrance hall, spacious living room with gas stove, shower room/wc and an impressive dining kitchen fitted with granite worktops, inset sink, Rangemaster cooker, along with integrated fridge/freezer, dishwasher and washing machine. To the first floor are four good sized double bedrooms (two with fitted wardrobes) and house bathroom finished in a contemporary style with bath, toilet and wash hand basin together with separate shower cubicle. To the second floor are two further double bedrooms both with cleverly fitted storage cupboards and a shower room to accommodate both bedrooms.

To the front of the property is a pleasant garden area and block paved driveway with parking for at least five cars. There is a large attached garage and enclosed rear garden. Finished to a high standard the property will suit a wide variety of purchasers.

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 (Market Charter granted in 1249). Settle railway station, on the famous Settle – Carlisle line, is within easy walking distance, and offers commuting links to various destinations including Leeds and Bradford. Settle is well located for commuting to North and West Yorkshire, East Lancashire, South Cumbria and is within easy reach of the northern motorway network. There is a Primary School and College in Settle as well as a highly regarded public school in the neighbouring village of Giggleswick. Settle has a medical centre, dental surgery, swimming pool, library, golf club and a wide range of sporting and recreational facilities. There is beautiful open countryside on the doorstep with walks suitable for all ages and abilities.



Second Floor



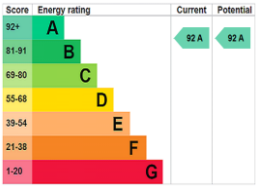
First Floor

© Dacre, Son & Hartley

 **Mortgage Advice Bureau**
01274 515 763

 **Dacres Surveys**
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01729 823921



settle@dacres.co.uk

Directions

From Dacre Son & Hartley's office in the centre of Settle proceed in the Skipton direction along Duke Street and turn off left down the side of the Falcon Manor Hotel which is Ingfield Lane. Continue past Brockholes View and the house will then be seen on the right hand side.

What3Words fillings.haven.binders

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating from a gas fired combination boiler.
- Off street parking plus garage.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £26.10 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: SET250098