



2 Higher Halsteads, Settle, North Yorkshire, BD24 9AR

A three bedroom terraced house standing in an elevated position conveniently located close to Settle town centre. To the rear is a private patio area.

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

Tel: 01729 823921

Email: settle@dacres.co.uk



2 Higher Halsteads, Settle, North Yorkshire, BD24 9AR

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

Guide Price: £250,000

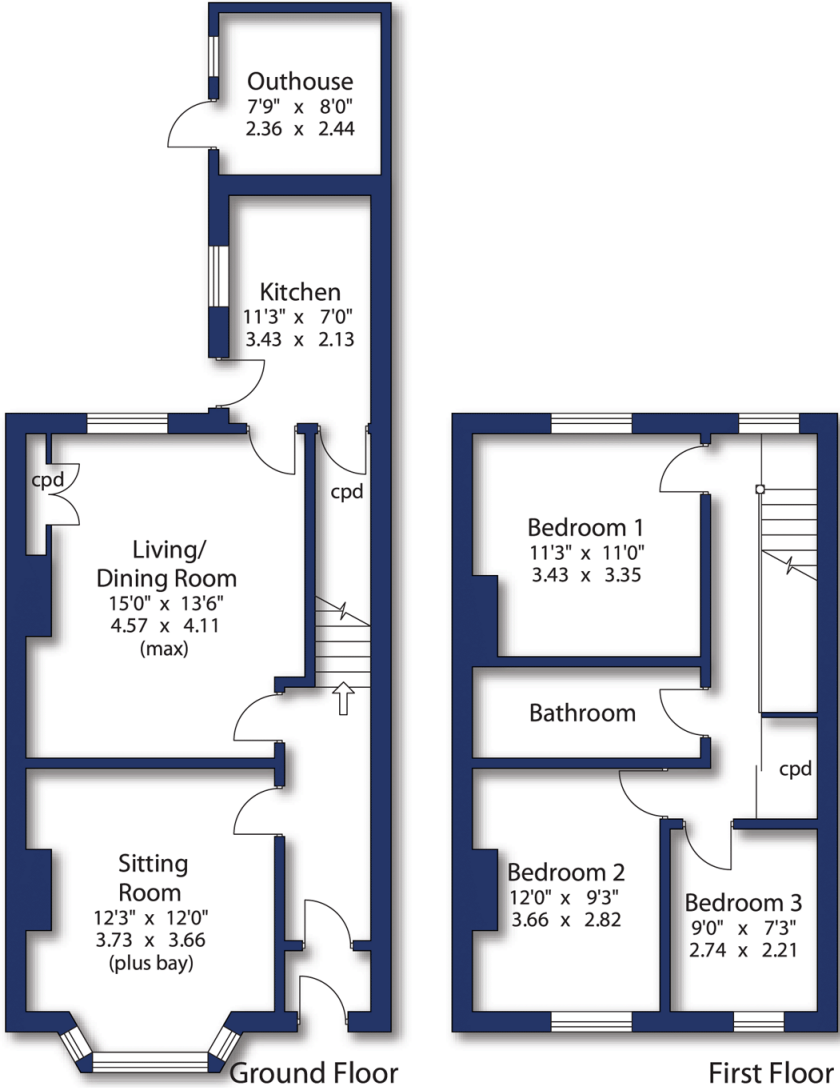
- Three bedrooms
- Good size family home
- Patio area to the rear
- Convenient location
- No onward chain



General remarks

A good size family home located close to Settle town centre within walking distance of all local amenities. Briefly comprising, entrance hall, sitting room with inset gas fire, bay window and splendid views. To the rear is a living/dining area with open fire and is connected to the kitchen. The kitchen is fitted with a range of wall and base units including gas cooker. There is a useful under stairs cupboard which houses the Worcester gas fired boiler. At first floor there is a useful store cupboard on the landing, two double bedrooms, a generous single bedroom and a house bathroom comprising bath with shower over, wc and pedestal wash hand basin. The house is double glazed throughout, gas central heating is installed and there are superb views from most of the rooms. To the rear of the property is an enclosed patio area and outhouse with plumbing for a washing machine.

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.



© Dacre, Son & Hartley



Mortgage
Advice Bureau

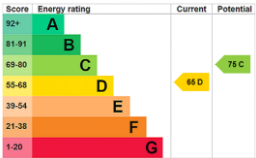
01274 515 763



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.







Directions

From Dacre Son & Hartley Settle office, proceed down Cheapside onto Duke Street in the direction of Skipton. Pass Elite Bathrooms on the left hand side and the property can be found on the right hand side identified by our For Sale board.

What3Words thundered.trump.tweed

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold. The property is located within a conservation area.
- Mains electricity, water, drainage and gas 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: SET250282

Contact us



01729 823921



settle@dacres.co.uk