



3 Ribble Terrace, Settle, North Yorkshire, BD24 9DE

A superb three bedroom Victorian terrace house located overlooking the river close to Settle town centre. The property provides extremely spacious accommodation and has long distance views towards Pen-Y-Ghent from the front. Early inspection is advised.

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

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3 Ribble Terrace, Settle, North Yorkshire, BD24 9DE

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

Guide Price: £285,000

- Three bedrooms
- Good size family home
- Rear patio and enclosed fore garden to front
- Convenient location
- No onward chain

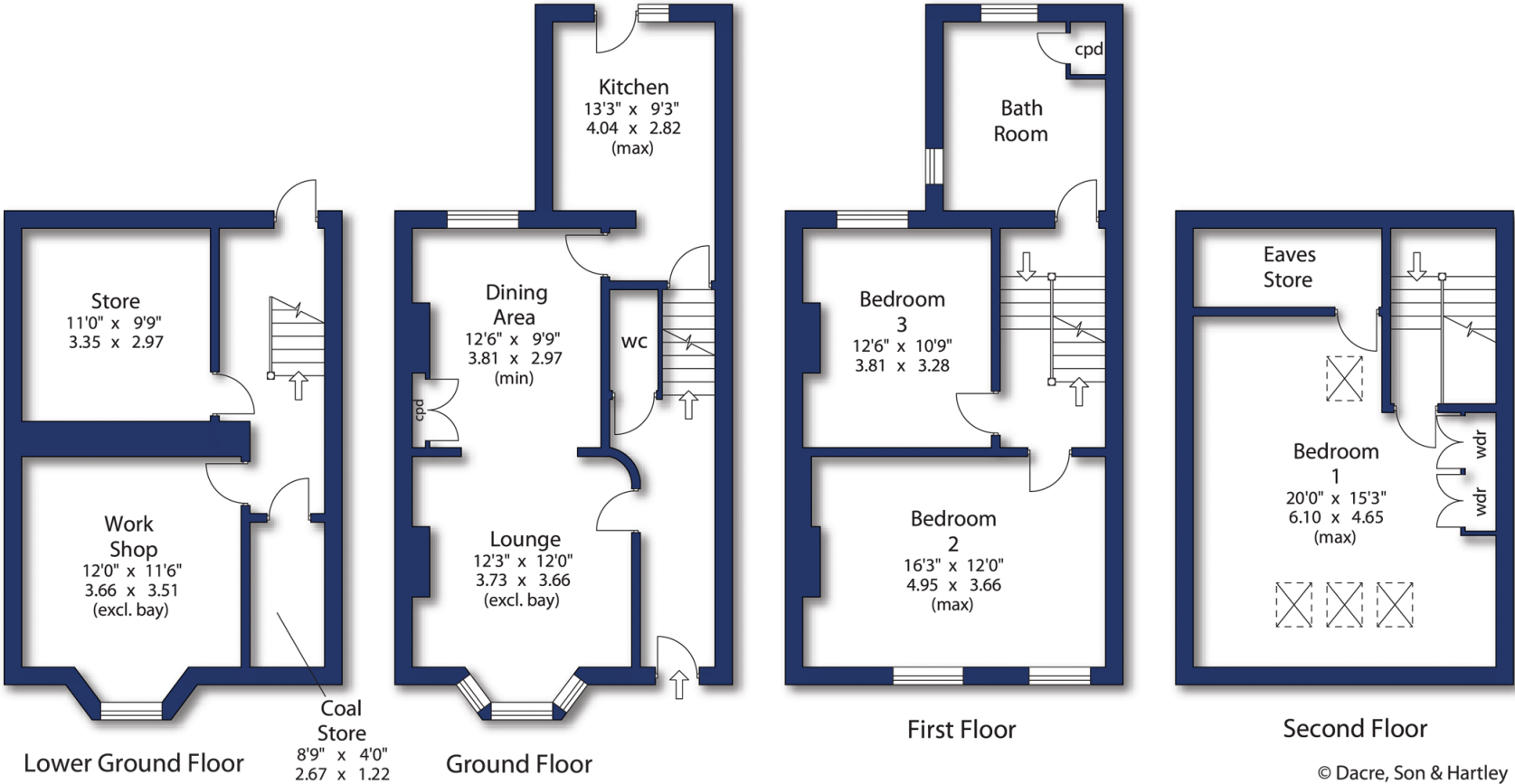


General remarks

3 Ribble Terrace provides extremely spacious family living accommodation. The property is a large Victorian terrace overlooking the river at Giggleswick and is in easy walking distance of the town centre. Briefly comprising entrance hall, living area open to dining area and kitchen to the rear. There is also a useful wc on the ground floor. At first floor there are two double bedrooms of generous proportions together with a generous house bathroom. At the second floor is the master bedroom with Velux windows to one roof pitch providing long distance views up the valley towards Pen-Y-Ghent and across to Giggleswick. In the basement are two good size cellar rooms together with a coal store and outside is a good size rear yard with paved flags, to the front is an enclosed fore garden with pleasant views across the park to the river. Rarely does a house of this type come to the market in Settle and inspection is advised to fully appreciate the size of this property.

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.

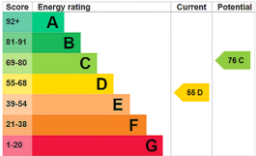
Floorplans



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 Dacres Surveys
Call for a quote
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Contact us



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Directions

From Dacre Son & Hartley Settle office proceed down the centre of the market square and proceed in the direction of Giggleswick, past the petrol station, under the railway bridge where Ribble Terrace can be found on the left hand side at the junction with Craven Terrace directly before crossing the river bridge. A 'For Sale' board is erected.

What3Words node.question.descended

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- 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](https://www.gov.uk/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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