



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

A fabulous five bedroom Victorian home with off street parking located in a riverside setting with long distance views towards Pen-Y-Ghent. Short level walk to centre of town. A substantial family home close to all local amenities. Viewing highly recommended.

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

Guide Price: £365,000

- Four/Five bedroom home
- Spacious accommodation over four floors
- Beautiful views over the River Ribble
- Air source heat pump
- Solar Panels
- Walking distance to centre of town
- Off road parking



General remarks

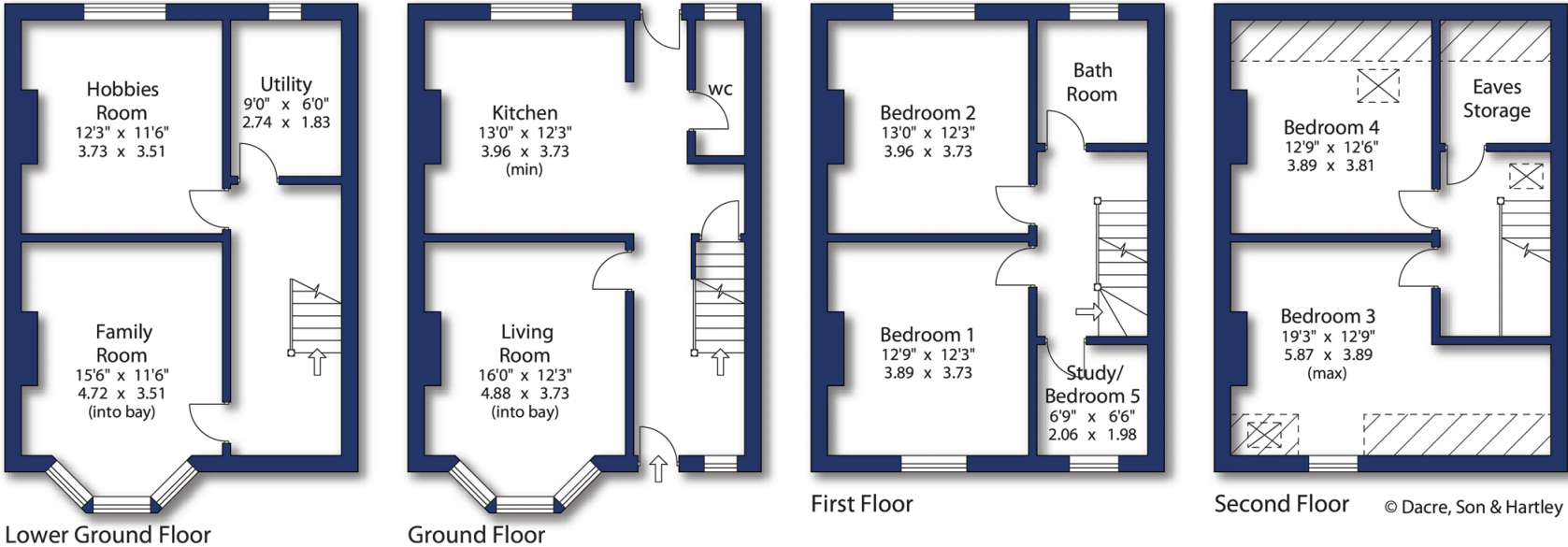
Entering through the front part glazed door is a welcoming entrance hallway providing access to all areas of the home. The hallway leads straight into the kitchen which comes with a good range of fitted wall and base units, complementary worktop and a Belfast sink with mixer tap. Appliances include a Rangemaster stove with electric hob and three ovens below and a Hotpoint integrated dishwasher and a American style fridge freezer. The living room faces the front, has high ceilings with coving and picture rail, fireplace to centre with multi fuel stove insert and a large bay window overlooking the fore garden, green and River Ribble. Also on the ground floor is a handy cloakroom off the kitchen. Downstairs on the lower ground floor is a family room, hobbies room and utility. The lower ground floor has been tanked with each of these rooms benefiting from windows, floor coverings and electrical points, making the whole of this floor a very multifunctional space that's perfect for family's needs.

Upstairs on the first floor are three bedrooms and the house bathroom. Two of the bedrooms are good size doubles with the third being a single that is currently used as a study. The house bathroom comprises a P

shaped bath with shower over, vanity wash hand basin, wc, heated towel rail and a frosted window to rear. Up on the second floor are two further double bedrooms and a good size eaves storage cupboard.

Outside, to the front is the fore garden with wooden gate, stone wall and steps leading to front door. To the rear is a yard providing off road parking for two vehicles and an external door to the kitchen.

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.

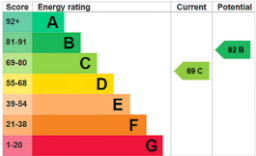


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Contact us



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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 keepers.backpack.gracing

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax – Currently Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Domestic heating is from an air source heat pump.
- Two parking spaces in rear yard.

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.

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