



7 Northfields Avenue, Settle, North Yorkshire, BD24 9JR

A two bedroom terraced property which offers spacious accommodation throughout. This home boasts off street parking and a generous rear garden. Early inspection is advised.

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7 Northfields Avenue, Settle, North Yorkshire, BD24 9JR

Lancaster 27 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Guide Price: £205,000

- Convenient location, walking distance to all local amenities
- Ideal for first time buyers, families or downsizers
- Walking distance to train station with direct trains to Leeds
- Off street parking
- Gas fired central heating
- Good size rear garden

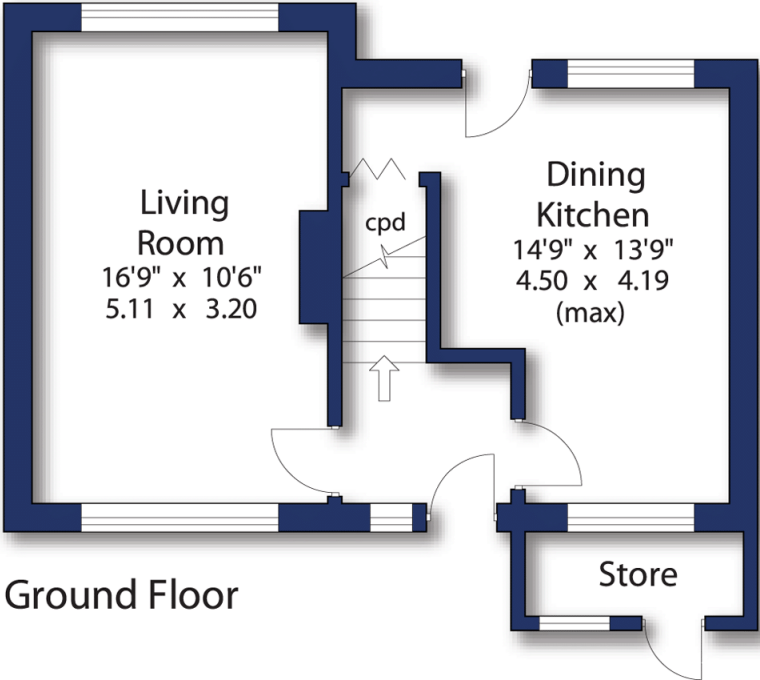


General remarks

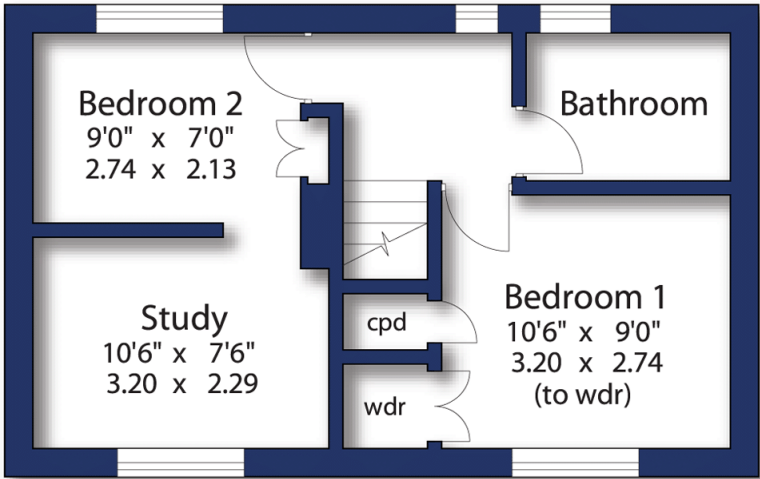
A two bedroom property situated in an excellent central location just a few minutes' walk from Settle town centre. The property briefly comprises of; entrance vestibule with ample storage for coats and shoes, a spacious dual aspect living room, kitchen fitted with a range of base and wall units including space for electric cooker, fridge, freezer and washing machine. There is also a useful understairs cupboard for storage. To the first floor there is a good-sized double bedroom with fitted storage cupboards. The original main bedroom has been split into two rooms and is currently used as a hobby room and study but could easily be turned back into the main bedroom if desired. There is a house bathroom with shower over bath, pedestal wash hand basin and wc.

Externally there is a generous garden to the rear with lawn and pebbled areas. There is a useful shed for storage. To the front is off street parking and access to a store room. This excellent property will certainly appeal to a range of buying groups.

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, building society, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.



Ground Floor



First Floor

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Mortgage
Advice Bureau

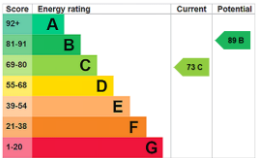
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Contact us



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Directions

Leave the Settle office through the Market Square, down Church Street, turn right at Bridge End. Proceed approximately 200 yards, turn right onto Northfields and take next right onto Northfield Avenue. The property is on the left-hand side.

What3Words noun.react.looks

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private off street 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.

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