



39 Kings Mill Lane, Settle, North Yorkshire, BD24 9FD

A superb three bedroom property with off street parking and patio garden within walking distance of Settle town centre and all its amenities.

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

Tel: 01729 823921

Email: settle@dacres.co.uk



39 Kings Mill Lane, Settle, North Yorkshire, BD24 9FD

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

Guide Price: £260,000

- Well presented
- Three bedrooms with fitted storage
- Off street parking
- Enclosed rear garden
- Close to Settle town centre
- No onward chain



General remarks

A beautifully presented three-bedroom home in the desirable Kings Mill development, offering modern living with easy access to Settle and the Yorkshire Dales.

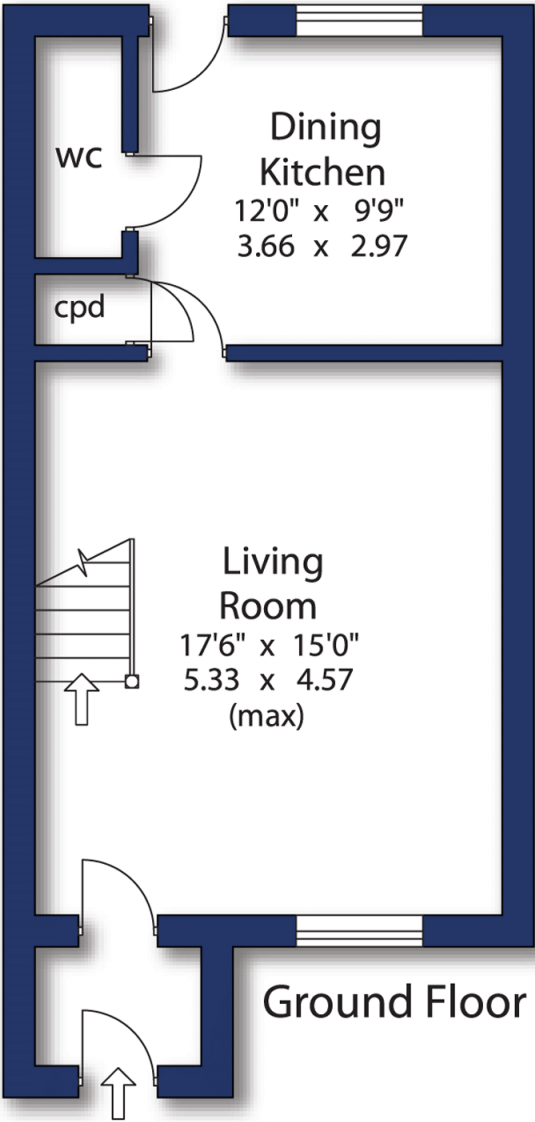
The property features a spacious living room with a contemporary gas fireplace, a dining kitchen with integrated appliances including electric oven, gas hob and space for additional appliances. There is a ground floor cloakroom and utility/store room both accessed from the kitchen.

Upstairs are three bedrooms, two double and one single all with fitted storage, and a modern shower room.

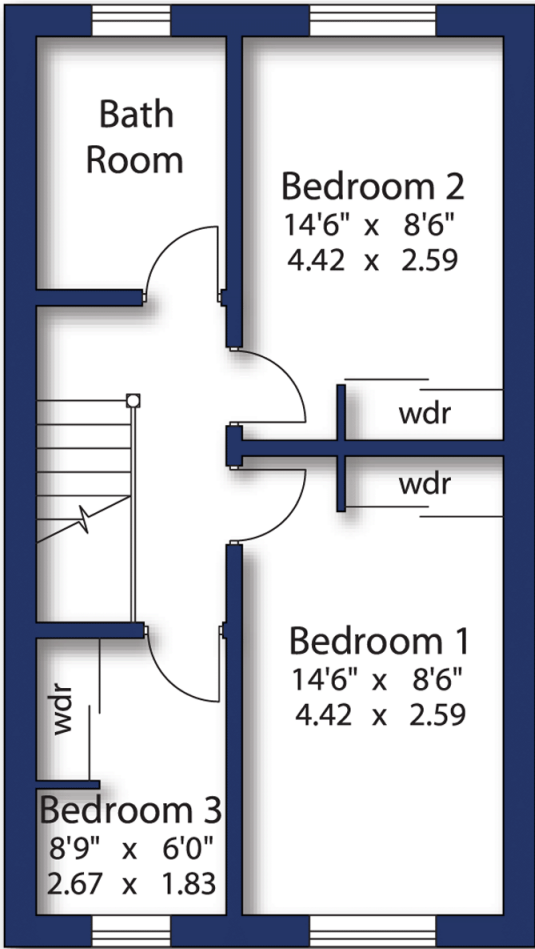
Outside, the home benefits from a private driveway and an enclosed rear garden with patio, ideal for relaxing or entertaining. Residents also enjoy access to the riverbank and an additional field for a small annual fee.

Settle offers a wide range of amenities, including schools, shops, a swimming pool, library, golf club, and a vibrant Tuesday market, all set against the stunning backdrop of the Yorkshire Dales.

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. 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



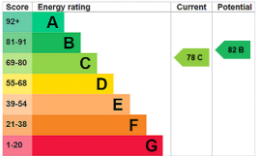
First Floor

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 Dacres Surveys
Call for a quote
01943 885 400

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Contact us



01729 823921



settle@dacres.co.uk

Directions

Approaching Settle town from the direction of Skipton turn left immediately opposite the Falcon Hotel. At the next 'T' junction turn left and within 25 yards turn right. Continue on this road for approximately 250 yards and Kings Mill is on the left.

What3Words clothed.loves.bulky

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- On drive 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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