



4 Bank Field View, Rathmell, Settle, BD24 0FJ

Four bedroom townhouse in the Dales village of Rathmell. The property is immaculately presented and offers spacious accommodation over three floors and has fabulous views of open countryside. Internal viewing highly recommended to appreciate the size and setting.

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Lancaster 28 miles, Skipton 15 miles, Leeds 43 miles (all distances approximate)

Guide Price: £415,000

- Four bedroom townhouse
- Fabulous living dining kitchen
- House bathroom plus master ensuite
- Gardens to front, side and rear
- Off road parking
- Internal viewing highly recommended



General remarks

On entering the home there is a welcoming hallway with window to side and ample space for shoes and coats. To your right is a handy downstairs cloakroom with wash hand basin, wc and a Velux window. Off the hallway is the living dining kitchen, a fabulous open plan room with French doors to the rear garden and windows to front and side, making it lovely and light. The kitchen faces the front and features a good selection of wall and base units, breakfast bar, wooden worktops and a Belfast sink with mixer taps. Integrated appliances include an induction hob, double oven, fridge, freezer and dishwasher. Space and plumbing for a washer dryer can be found in the understairs cupboard. To the centre of the room there is a multi fuel stove and ample space for a dining room table and chairs.

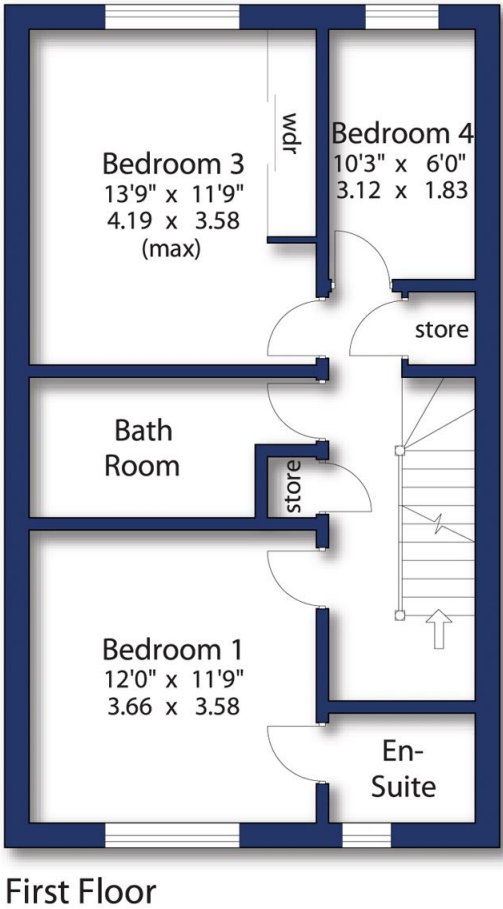
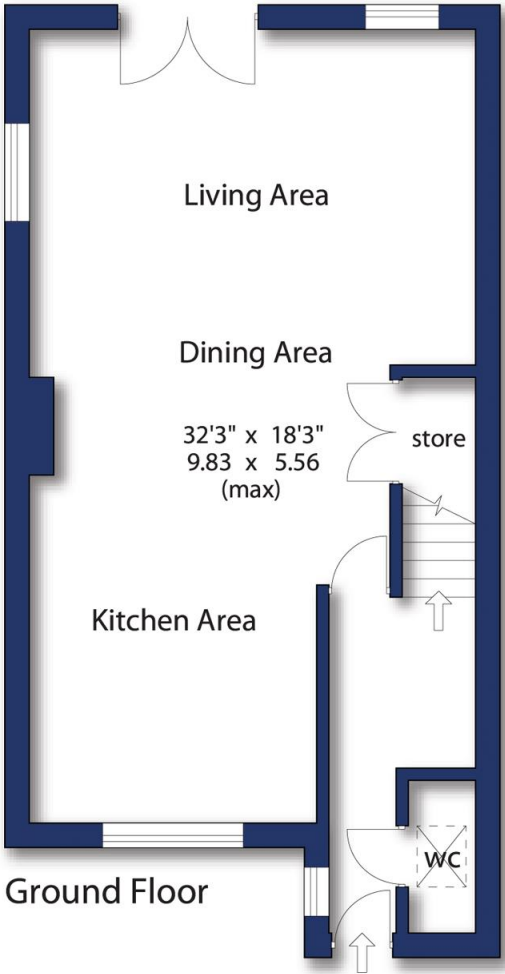
Upstairs, on the first and second floor are four bedrooms and the house bathroom which comprises a bath with shower over, vanity wash hand basin with cupboard below, wc, heated towel rail and extractor fan. The master faces the front of the property and benefits from an ensuite shower room with walk in shower, vanity wash hand basin with drawer, wc, heated towel rail, extractor fan and a window to front. Bedroom three faces the rear of the home and comes with a fitted wardrobes and a window overlooking the rear garden. Bedroom four faces the rear and is currently used as an office but could easily hold a single bed. Bedroom

two is located on the second floor and comes with Velux roof windows and storage space to the eaves. We have been informed that plumbing is available to install an ensuite for this room, if so desired.

Outside, to the front, are two parking spaces and an enclosed lawn garden with EV charger and path to front door. The rear garden can be accessed via a path to side, number three also has use of this path in order to reach their rear garden. The rear garden has a patio seating and lawn area. The property also benefits from an additional strip of garden to side.

The village of Rathmell which is set amidst lovely Dales countryside has its own village hall and church. The market town of Settle is approximately 3 miles away and offers a varied range of amenities including a bustling market square with a 'Tuesday' market, railway station on the famous Settle to Carlisle line with also direct trains to Leeds taking just an hour, schools including primary, high school and public school in the neighbouring village of Giggleswick. Settle also has a swimming pool, library, golf club, health centre and a wide range of recreational facilities. The larger market town of Skipton is approximately 15 miles away.

Floorplans



Second Floor © Dacre, Son & Hartley

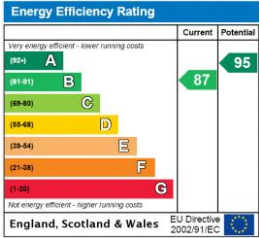
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 Dacres Surveys

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Contact us



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Directions

Leaving Settle towards the A65, turn right at the roundabout, proceeding along the bypass approximately half a mile, take the left turn (under the railway bridge) sign posted to Rathmell. Proceed to the village and continue along Main Street and pass the church on the left hand side. Shortly after turn left into the entranceway for North West Equine Vets and then follow the road round to your right where you will see Bank Field View.

What3Words expecting.liner.loom

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold.
- Mains electricity and water are connected. Shared septic tank. Domestic heating is from an air source heat pump. Underfloor heating. There is also a multi fuel stove in the living dining kitchen.
- Off street parking to front.

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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