



I Brook House Croft, Stainforth, Settle, BD24 9QE

Four/five bedroom detached family home situated in the popular Dales village of Stainforth. The property offers generous living accommodation and has been finished to a high standard. Internal viewing highly recommended.

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I Brook House Croft, Stainforth, Settle, North Yorkshire, BD24 9QE

Lancaster 29 miles, Skipton 18 miles, Leeds 45 miles (all distances approximate)

Guide Price: £530,000

- Four/five bedroom family house
- Dining kitchen with adjoining utility
- Two reception rooms plus garden room
- House bathroom plus downstairs wc and master en-suite
- Lawned garden to rear
- Garage plus off road parking to front



General remarks

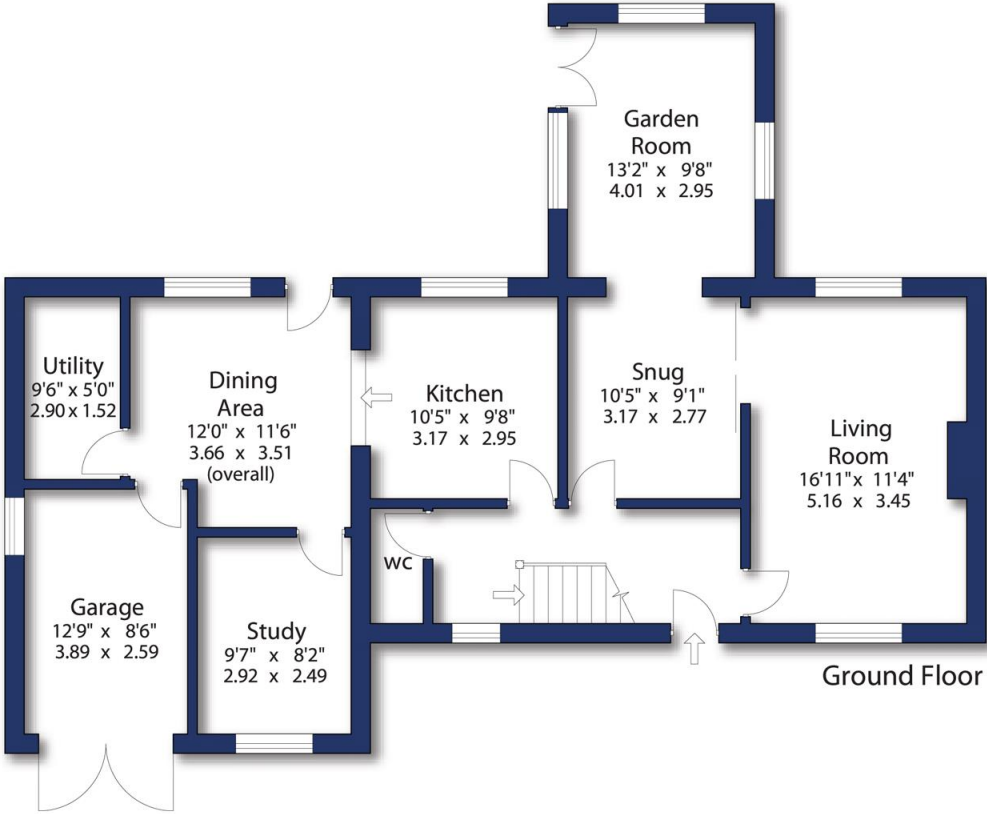
Situated in the popular Dales village of Stainforth. The property was built in 1998 and comes with oil central heating and double glazed windows throughout. It's a spacious property and has a very flexible layout which we feel will appeal to families looking for a home in the area. Viewing highly recommended.

The property briefly consists of a welcoming hallway with wooden floor and access to all areas of the home. To your right is the living room, a lovely light room with windows to front and rear and a feature fireplace to centre with multi fuel stove insert. The snug and garden room can be accessed off the living room, through sliding doors, or from the main hallway. Both of these rooms are situated to the rear of the house and have the same wooden flooring as the hallway and living room, allowing the rooms to flow seamlessly from one another. The fitted kitchen consists of cream wall and base units in a shaker style finish with a light coloured worktop and sink with mixer tap which complement the look. Bosch appliances include an electric hob, double oven, integrated fridge/freezer and dishwasher. The dining area is slightly elevated off the kitchen, which divides the spaces up nicely, whilst still being open plan. Off the dining area is a must have utility room,

comprising the same units and worktop as the kitchen, along with a sink, boiler and space and plumbing to house a washer and dryer. The ground floor also benefits from a handy downstairs loo, study/fifth bedroom and access to the integral garage.

Upstairs are four bedrooms, three of which are doubles with the fourth being a good size single. Two of the bedrooms have built in wardrobes and the master benefits from having an en-suite shower room. The house bathroom features a white three piece suite comprising a bath with shower over, wash hand basin, wc, heated towel rail, extractor fan and a frosted window to front.

Externally, to the front, is a gravelled drive allowing for ample off road parking, lawned area and a paved path to the front door and access to the rear. The rear South West garden is mainly laid to lawn but has a wide range of shrubs, plants and trees providing year round colour. One of our favourite spaces in the garden is situated off the garden room, where there is a seating area and pergola that is draped by a beautiful wisteria.

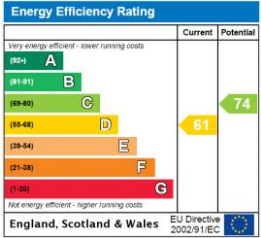


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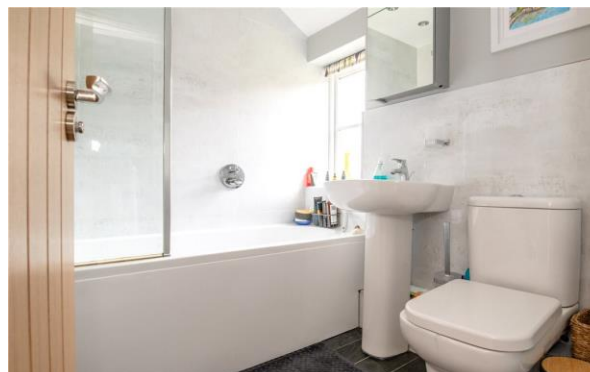
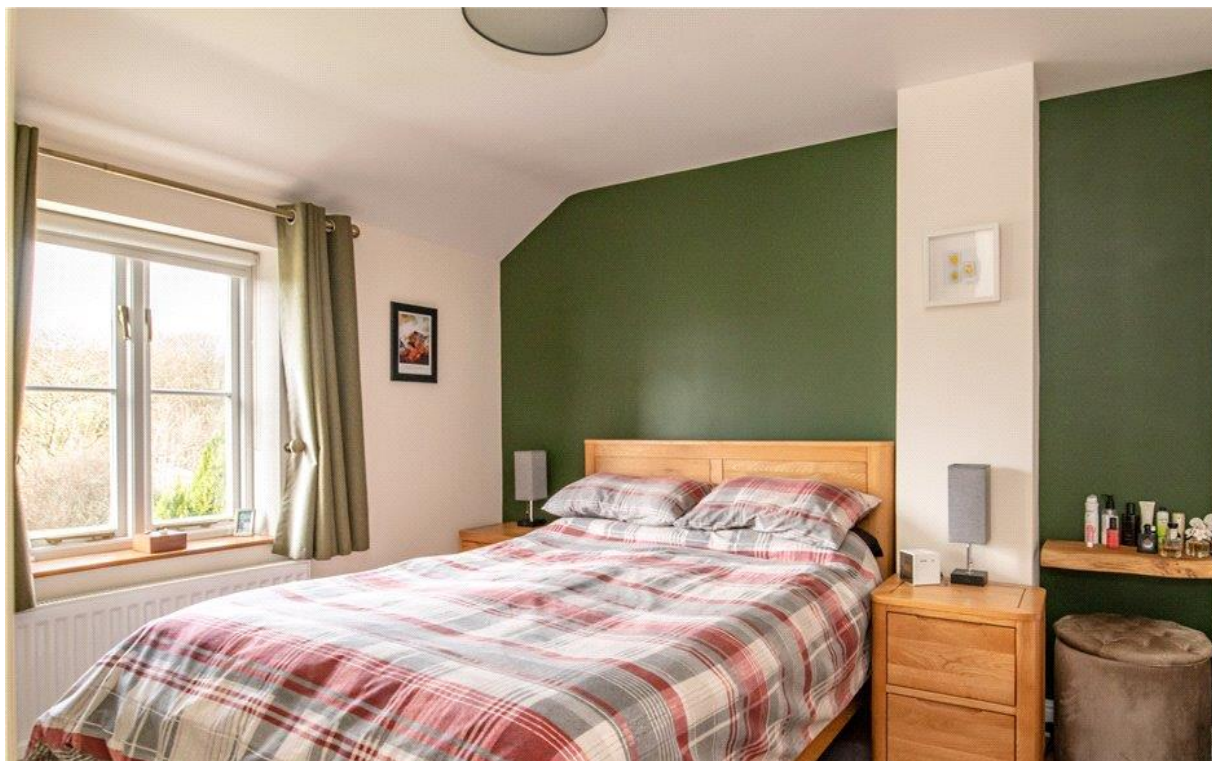
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Contact us



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The picturesque Yorkshire Dales village of Stainforth with its own public house and church is some 3 miles from the market town of Settle which offers a varied range of amenities including a bustling market place with a "Tuesday" market and railway station on the famous Settle to Carlisle line. Schools including primary, high school/college and a public school in the neighbouring village of Giggleswick. Settle also has a golf course, swimming pool, library, health centre and a varied range of recreational activities.

Directions

From the market place proceed along Church Street in the direction of Giggleswick. Turn right immediately before reaching the river bridge on to the B6479 sign posted Langcliffe, Stainforth and Horton-In-Ribblesdale. On reaching Stainforth take the first right hand turning into the village where the property will be seen almost straight after on the left hand side.

What3Words mills.tracking.create

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold Located within the Yorkshire Dales National Park
- Mains electricity, water and drainage are installed. Heating is from oil fired central heating boiler.
- On drive parking to front plus garage.

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/government/checks/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. Dacres Ref: SET240213