



2 Riverside View, Settle, North Yorkshire, BD24 9FP

This exceptional extended four-bedroom detached home, built by Skipton Properties offers spacious, contemporary accommodation, complemented by off-street parking, an integral garage, and a rear garden, making it an ideal home in a picturesque setting.

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

Guide Price: £495,000

- Four bedrooms (master en suite)
- Extended kitchen/diner with doors to rear garden
- Off street parking
- Single garage
- Rear garden
- Excellent location



General remarks

An exceptional four-bedroom detached home combines elegant design with contemporary living. Built by the highly regarded Skipton Properties, the property has been thoughtfully designed to maximise natural light. Front entrance, opens into a welcoming entrance vestibule with access to the ground floor cloakroom/wc. The spacious living room features a wood-burning stove, providing a warm and cosy focal point, while the extended open-plan living kitchen is ideal for modern family living and entertaining. The kitchen is fitted with a stylish range of wall and base units incorporating integrated appliances, including an electric oven, induction hob, fridge/freezer and dishwasher. French doors open directly onto the rear garden. There is internal access to the integral single garage which has a useful utility area to the rear.

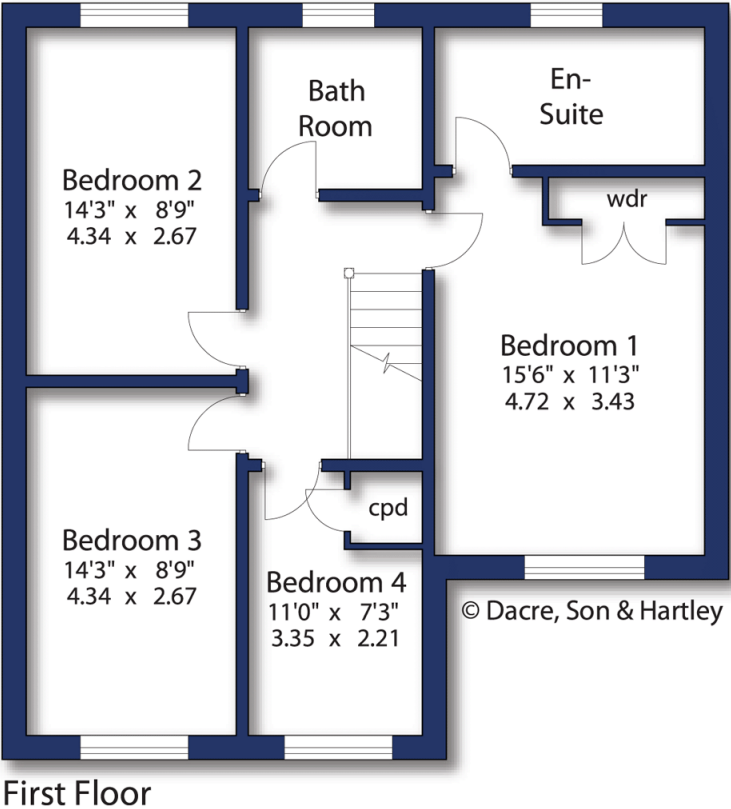
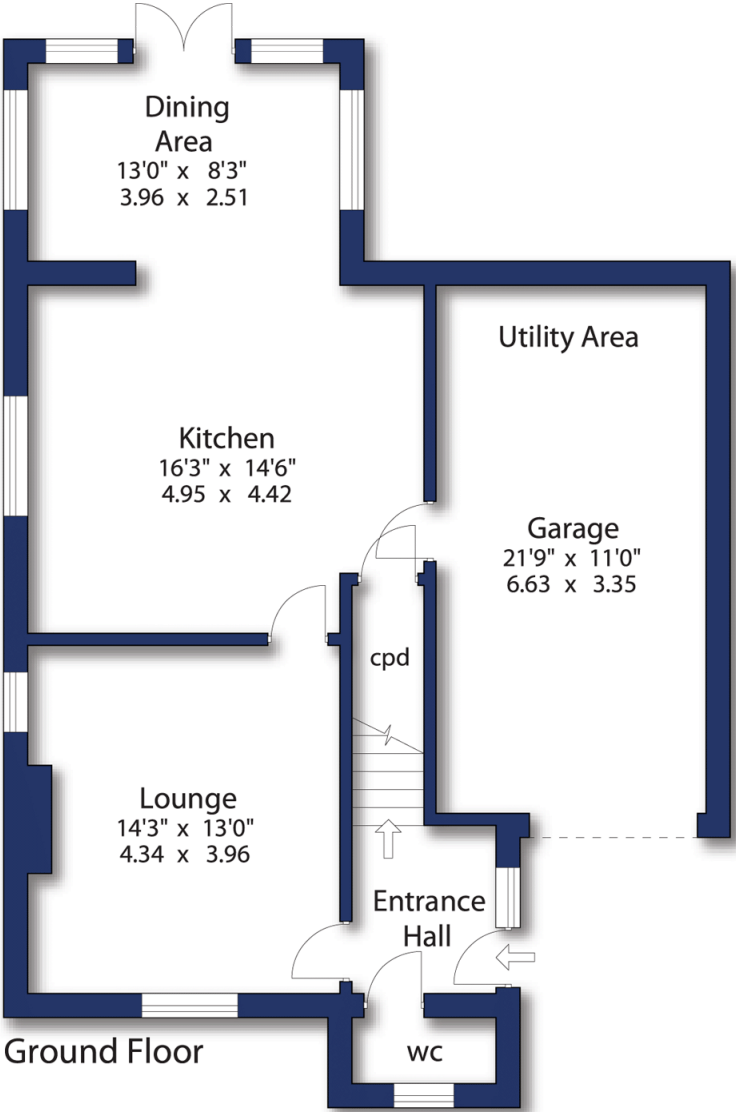
To the first floor, the generous principal bedroom benefits from a contemporary en-suite shower room. There are two further well-proportioned double bedrooms, together with a fourth bedroom that is equally suited as a nursery, home office or study. These rooms are served by a modern family bathroom fitted with a shower over the bath.

Externally, the property enjoys a private driveway providing off-street parking and access to the integral single garage. The enclosed rear garden features a paved patio, ideal for outdoor dining and entertaining, alongside a well-maintained lawn.

Early viewing is highly recommended to fully appreciate the quality, space and enviable setting this outstanding home has to offer.

The historic market town of Settle, on the edge of the Yorkshire Dales National Park, offers an excellent range of everyday amenities, including independent shops, cafés, restaurants and a vibrant Market Place, home to the popular weekly Tuesday market. The town is served by a railway station on the renowned Settle–Carlisle line, providing convenient links to Leeds, Bradford and beyond, while the A65 offers excellent road connections to North and West Yorkshire, East Lancashire and the wider motorway network.

Floorplans



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 Dacres Surveys
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Families are well catered for with both primary and secondary schools in the town, together with the highly regarded independent school in the neighbouring village of Giggleswick. A wide range of leisure facilities, including a medical centre, swimming pool, library, golf club and numerous recreational amenities, are all close at hand, while the spectacular countryside of the Yorkshire Dales is quite literally on the doorstep.

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 which leads to the Kings Mill development. Continue past the mill and Riverside View is directly in front of you.

What3Words committee.magnetic.reefs

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating is from a gas fired boiler. Wood burning stove in living room.
- Driveway and 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

Please note a current management fee of £508.50 is paid annually for street lighting and any road maintenance required.

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: SET260098