



Guide Price £235,000

- Two bedroom semi detached home
- Living room with gas fire
- Fitted kitchen with adjoining conservatory
- Driveway parking plus garage
- Low maintenance patio garden
- Walking distance of the town centre

4 Ingfield Estate, Settle, North Yorkshire, BD24 9BQ

A two bedroom semi-detached home situated on a cul-de-sac within walking distance of the town centre with driveway parking plus garage, and a paved rear garden.

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Lancaster 28 miles, Skipton 16 miles, Leeds 41 miles (all distances approximate)

General remarks

Entering through the front door is the stairway, with an inner door leading to the living room. The living room is generous in size and features a central fireplace with gas

fire inset and alcoves to either side. A bay window to the front allows plenty of natural light into the room. The kitchen is positioned to the rear and is fitted with a selection of wall and base units with complementary work surfaces and a 1 1/2 bowl stainless steel sink with mixer tap. Appliances include an electric hob with extractor hood over and a double oven. There is space and plumbing for a washing machine, together with space for a larder-style fridge freezer. The kitchen also benefits from an understairs storage cupboard, patio doors leading to the conservatory and an external door providing access to the side.

To the first floor are two double bedrooms, both benefiting from built-in wardrobes. Bedroom one faces the front and features a bay window, along with an inner door leading to a useful storage room. The shower room comprises tiled walls, a vanity wash hand basin, shower cubicle, WC and a frosted window to the rear.

Externally, the property benefits from a side driveway providing off-road parking and leading to a garage with an electric up-and-over door. To the rear is a paved garden, providing a low-maintenance outdoor space.

Directions

From Dacre Son & Hartley Settle office proceed down Cheapside to Duke Street and turn left. Head out of the town pass Elite Bathrooms. Opposite the falcon take the first right into Ingfield Estate.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

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

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.

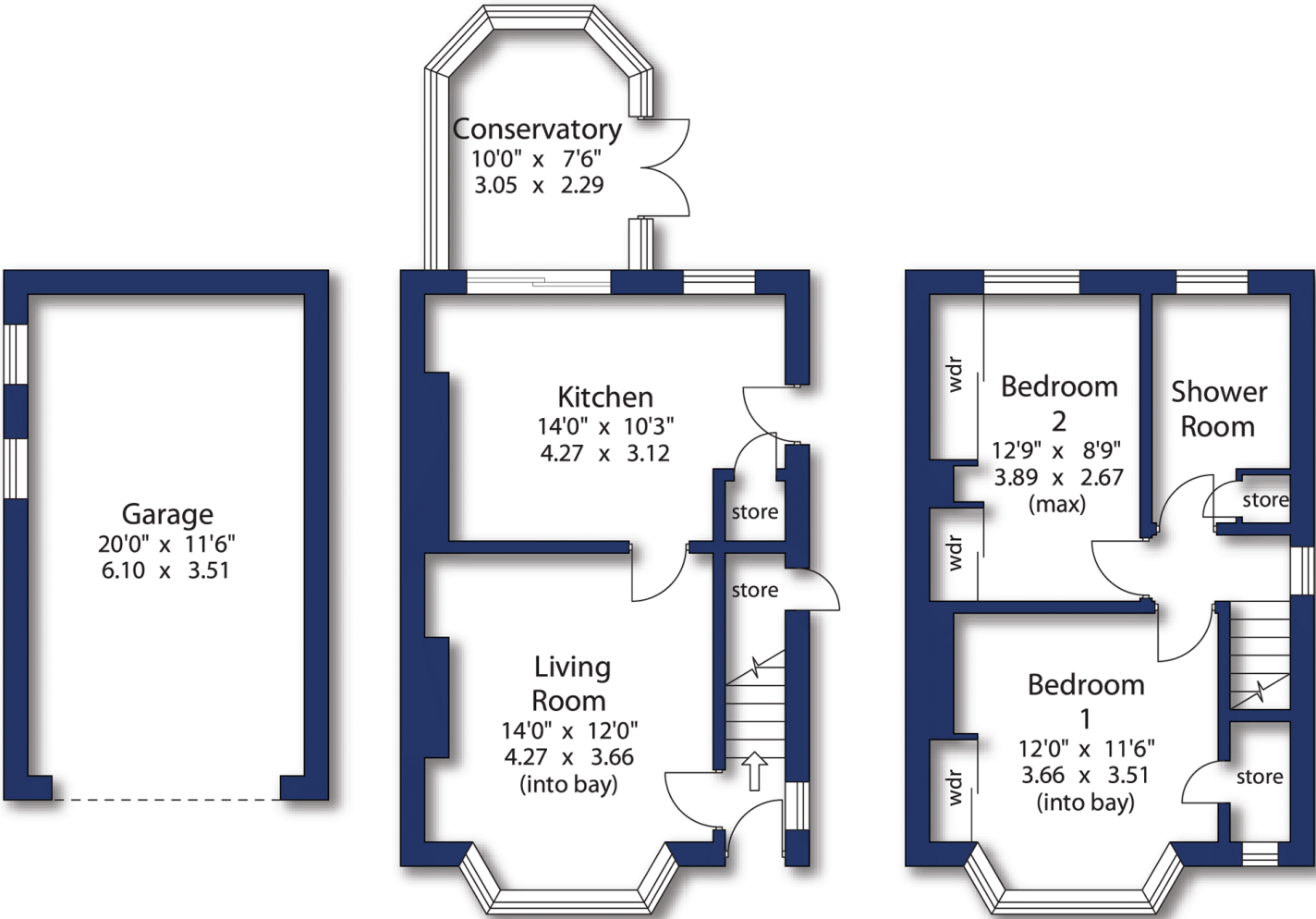
Referral fees

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.

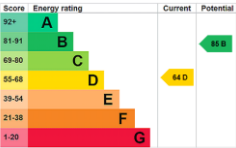
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Floorplans



Ground Floor First Floor © Dacre, Son & Hartley



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