



108 Mill Close, Settle, North Yorkshire, BD24 9BX

A two bedroom end terraced property, ideally positioned within easy walking distance of Settle town centre. Offering spacious accommodation throughout. The property benefits from off street parking and a south facing rear garden. Ideal for first time buyers, families or downsizers.

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108 Mill Close, Settle, North Yorkshire, BD24 9BX

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

Guide Price: £215,000

- Two bedroom end terraced
- Dining kitchen
- Recently fitted shower room
- Walking distance to Settle town centre
- Direct train services to Leeds and Bradford
- Off street parking
- South facing rear garden



General remarks

A two bedroom property situated in an excellent central location just a few minutes' walk from Settle town centre. The property is ideal for a range of buyers. Internal viewing highly advised.

Entering through the front door is the dining kitchen, a good size room with dual aspect windows to front and rear, staircase to first floor, internal door to living room and an external door to side. The kitchen has a good range of wall and base units, complimentary worktop and a stainless steel sink with mixer tap. Appliances include a four ring gas hob with extractor hood and an electric oven. Space and plumbing are available to house an under counter fridge and washing machine. There is also a useful understairs cupboard for storage. The living room has a wooden fireplace to centre with a gas fire insert and windows to front and rear making it lovely and light.

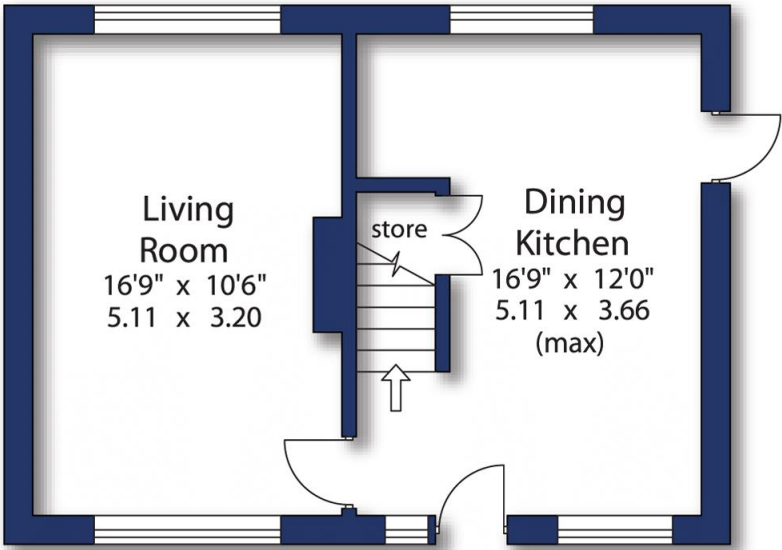
To the first floor are two good size double bedrooms with built in storage and the house shower

room. Bedroom one is particularly spacious and features windows to front and rear. The shower room has recently been installed by the current owner and comprises a shower cubicle, pedestal wash hand basin, wc, heated towel rail and a frosted window to rear.

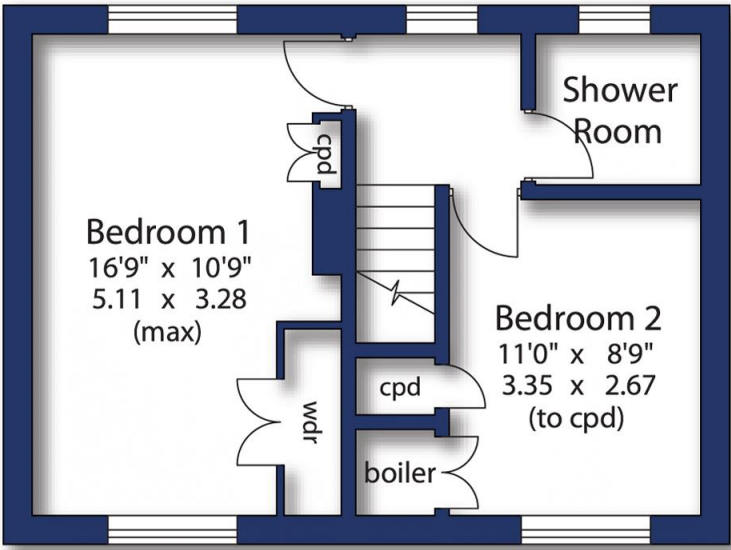
Externally, to the front, there is off street parking and a gate to side that leads to a South facing patio garden with shed.

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. A railway station on the famous Settle to Carlisle line offers commuter links to Leeds and Bradford. Settle is also well located for commuting to North and West Yorkshire, and the East Lancashire business centres as well as the northern motorway network. 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.

Floorplans



Ground Floor



First Floor

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Mortgage
Advice Bureau

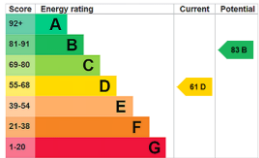
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Contact us



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Directions

From the Settle office enter the market place and make a right onto the B6480. Pass the petrol station on your left hand side and immediately after the viaduct, make a left onto Marshfield Road. At the end of Marshfield Road make a left and then a right onto Mill Close estate. On entering the estate turn left and you will soon see the property on your left hand side, identified by our for sale board.

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Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- On drive 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](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: SET260121