DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



2 Branwell Court, Settle, North Yorkshire, BD24 9FG

A wonderful opportunity to acquire a four bedroom detached home in a desirable residential setting, ideally placed to enjoy the charm, convenience and outstanding countryside surroundings of Settle.

3 High Street, Settle, North Yorkshire, BD24 9EX
Tel: 01729 823921
Email: settle@dacres.co.uk

dacres.co.uk







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2 Branwell Court, Settle, North Yorkshire, BD24 9FG

Lancaster 29 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Guide Price: £610,000

- Living kitchen – superb sociable hub
- Separate sitting room
- Utility room and downstairs WC
- Four double bedrooms (master en suite)
- Off-street parking and garage
- Generous garden







General remarks

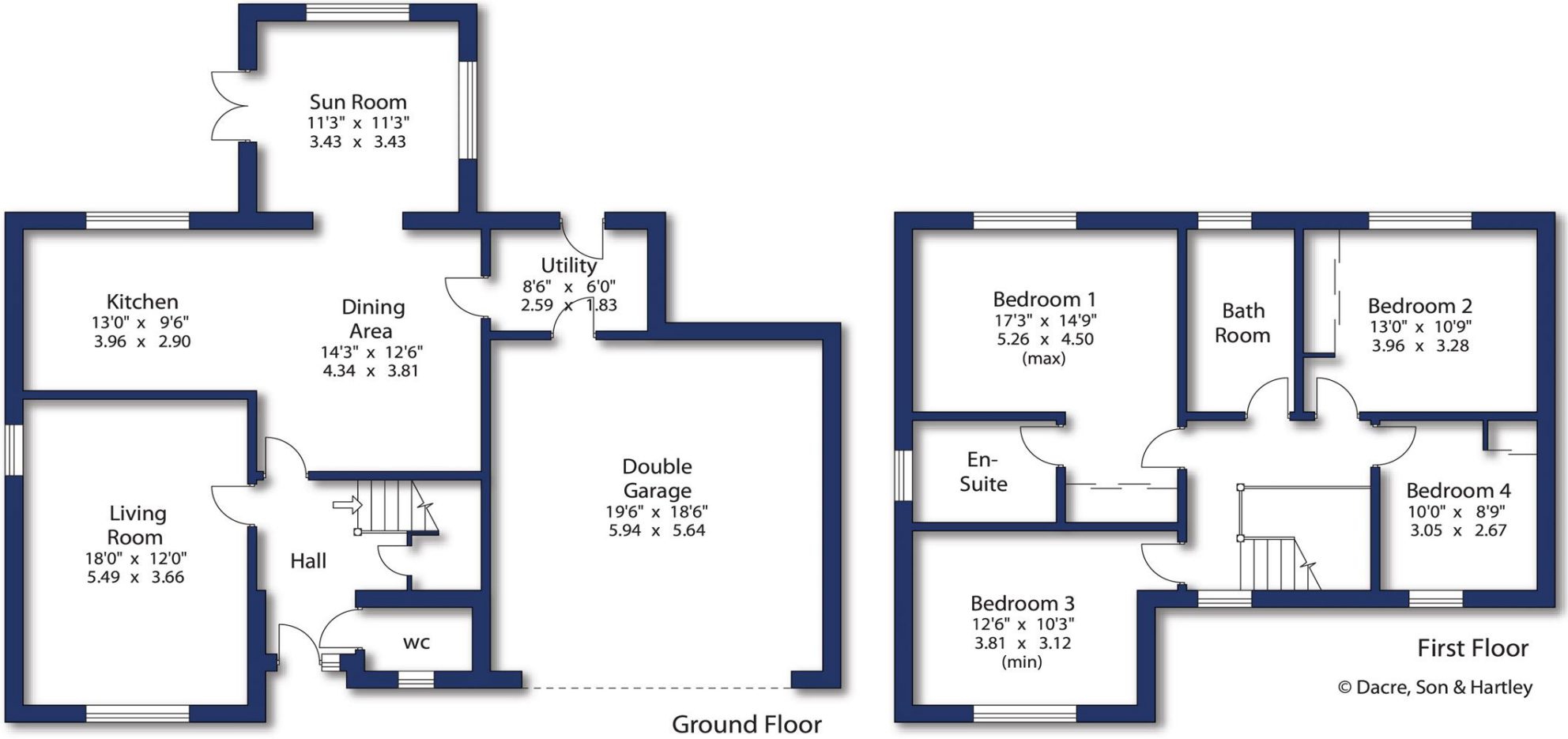
An attractive four bedroom detached family home, located in a popular residential area. The property was built in 2015 and benefits from having spacious living accommodation, gas central heating, lawn garden and double garage with on drive parking to front.

The property briefly comprises, on the ground floor, a welcoming hallway with access to all areas of the home. The living kitchen is to the rear and features a range of fitted wall and base units, complementary worktops and a 1 1/2 stainless steel bowl sink with mixer tap. Appliances include a gas hob, double electric oven, cooker hood and integrated fridge/freezer and dishwasher. Space and plumbing for white goods can be found in the utility room opposite the kitchen. There are external doors out onto the garden from the utility and the kitchen. The living room faces the front of the property and has a feature fireplace to centre with multi fuel stove insert. Also on the ground floor is a handy downstairs WC.

Upstairs are four bedrooms and the family bathroom. All the bedrooms are good size doubles with the master benefitting from built in wardrobes and an en suite shower room. Bedroom two and four also benefits from built in storage. The bathroom comprises bath with shower over, wash hand basin, wc and a window to rear.

Externally, to the front, is on drive parking, access to garage, flowerbed with a selection of plants and shrubs and path with gate to rear garden. The rear garden features a lawn, and a rockery area with a range of plants and shrubs and a patio seating area.

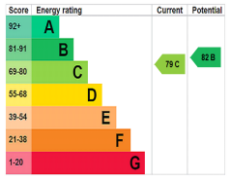
Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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settle@dacres.co.uk

Directions

From Dacre Son & Hartley Settle office proceed down Cheapside and turn left onto Duke Street. Continue down Duke Street pass the Post Office and up past Elite Bathrooms. Continue as if leaving Settle and just prior to the Falcon Manor Hotel turn left onto Ingfield Lane. Continue down Ingfield Lane and take the first right hand turn into Austwick Close, take the next right onto Oxley Fold and follow the road round to Branwell Court.

What3Words clutches.chatted.spoil

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private off street parking 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

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: SET260080