DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



3 Austwick Close, Settle, North Yorkshire, BD24 9FE

A three bedroom link detached house offering superbly appointed accommodation with off street parking and enclosed garden. Internal viewing highly advised.

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3 Austwick Close, Settle, North Yorkshire, BD24 9FE

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

Guide Price: £315,000

- Beautifully presented
- Three bedrooms (two double bedrooms both with fitted wardrobes)
- Off street parking
- Enclosed rear garden
- Close to Settle town centre
- Viewing highly recommended







General remarks

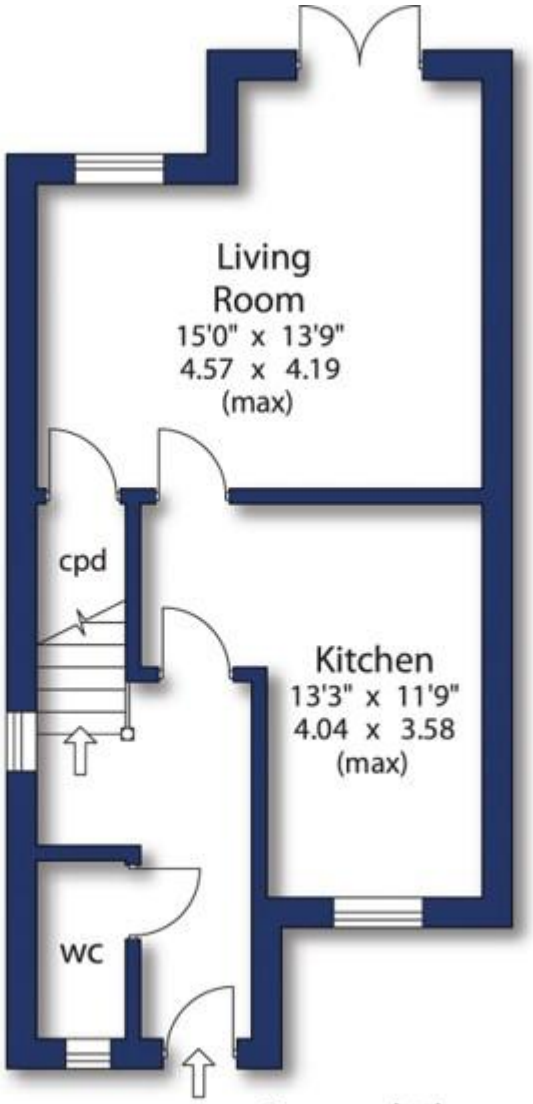
Entering through the part glazed front door is a welcoming hallway with space for coats and boots. To your left is a handy downstairs cloakroom with wash hand basin and wc. Off the hallway is the kitchen which has been recently updated and comes with a range of fitted wall and base units with quartz worktop and a sink with instant boiling water tap. Appliances include electric oven, hob, integrated fridge/freezer, dishwasher and washing machine. To the rear of the property is a good size living room with access to understairs cupboard and French doors providing access to the garden.

To the first floor there are three bedrooms, two of which are double bedrooms with fitted wardrobes. The third bedroom is a single room but would equally make a great study. The house bathroom features a bath with shower over bath, wash hand basin and wc. The loft is insulated and boarded with a pull-down ladder that is accessed via the landing. The property benefits from gas fired central heating and double glazing.

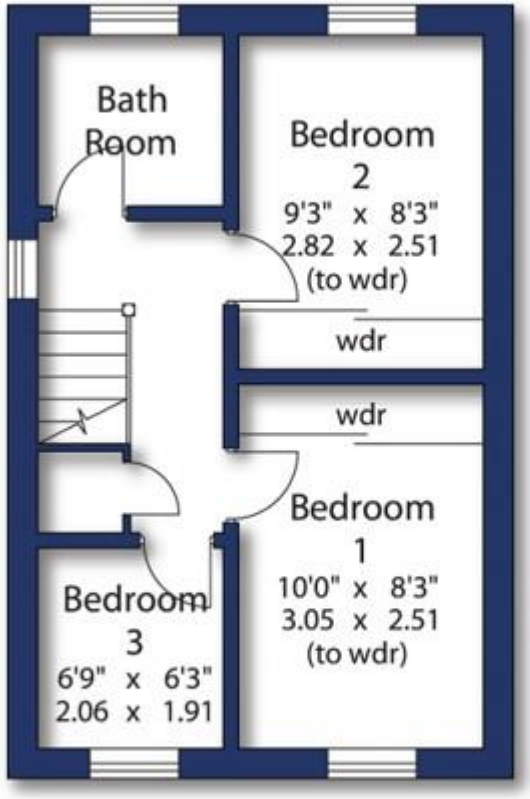
Externally to the rear of the property there is a driveway with parking for two cars and an enclosed patio garden.

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, swimming pool, 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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Dacres Surveys
Call for a quote
01943 885 400

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EPC to be added









Contact us

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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 the Peugeot Garage. 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. What3Words watches.blackouts.grin

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.
- Driveway providing tandem parking

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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