DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



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

A superb three bedroom semi detached house located close to Settle town centre. The property has ample parking and gardens to front and rear.

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dacres.co.uk







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

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

Guide Price: £325,000

- Three bedrooms
- Two reception rooms
- House bathroom
- Off street parking
- Gardens to front and rear
- Close to Settle town centre
- Internal viewing highly advised







General remarks

Offering spacious living accommodation, three bedrooms, a useful boot room/utility room, off-road parking and gardens to both the front and rear, this property is well suited to a range of buyers and would make a lovely family home. Internal viewing highly advised.

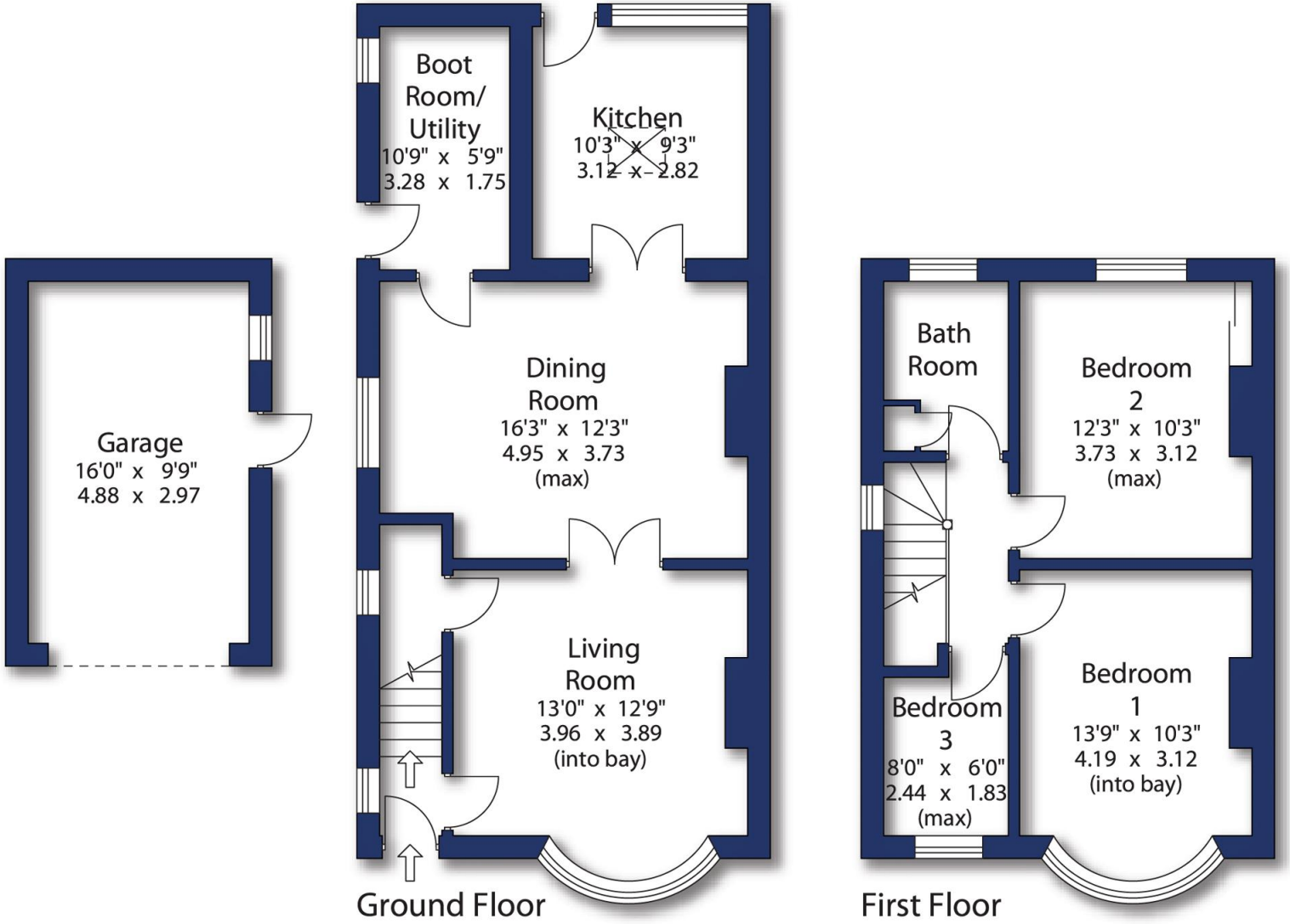
Entering through the front door is the stairway, with an inner door leading to the living room. The living room is light and airy, with a central fireplace incorporating a gas fire insert, a bay window to the front and glazed double doors leading into the dining room. The dining room has a central fireplace with electric fire insert, a window to the side and doors leading to the kitchen and utility room. The kitchen has a range of wall and base units finished in a Shaker style, with complementary worktops and a 1 1/2 stainless steel bowl sink with mixer tap. Appliances include a four-ring gas hob, double oven and space available to accommodate a larder-style fridge freezer and dishwasher. The utility room provides an ideal storage space, with ample room for coats, boots and white goods.

Upstairs are three bedrooms and the family bathroom. Two of the bedrooms are good-sized doubles, with the third being a single. The family bathroom comprises a bath with shower over, wash hand basin, WC, heated towel rail and a frosted window to the rear.

Outside, to the front, is a lawned garden with a driveway to the side providing off-road parking. The rear garden has a patio seating area, lawn and access to a garage with light and power.

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. 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



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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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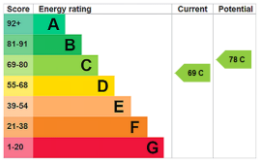









Contact us

01729 823921

settle@dacres.co.uk

Directions

From Dacre Son & Hartley Settle office proceed down Cheapside and turn left onto Duke Street. Continue along this road passing Elite Bathrooms on your left hand side. On reaching the crossroads turn right and you will see the property on to the left hand side.

What3Words lifestyle.composers.supply

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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