



49 Kings Mill Lane, Settle, North Yorkshire, BD24 9FD

A superb three bedroom property with off street parking and garden within walking distance of Settle town centre and all its amenities.

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49 Kings Mill Lane, Settle, North Yorkshire, BD24 9FD

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

Guide Price: £285,000

- Three bedrooms
- Ground floor WC
- Rear garden
- Off street parking
- EV charger
- Within walking distance of Settle town centre

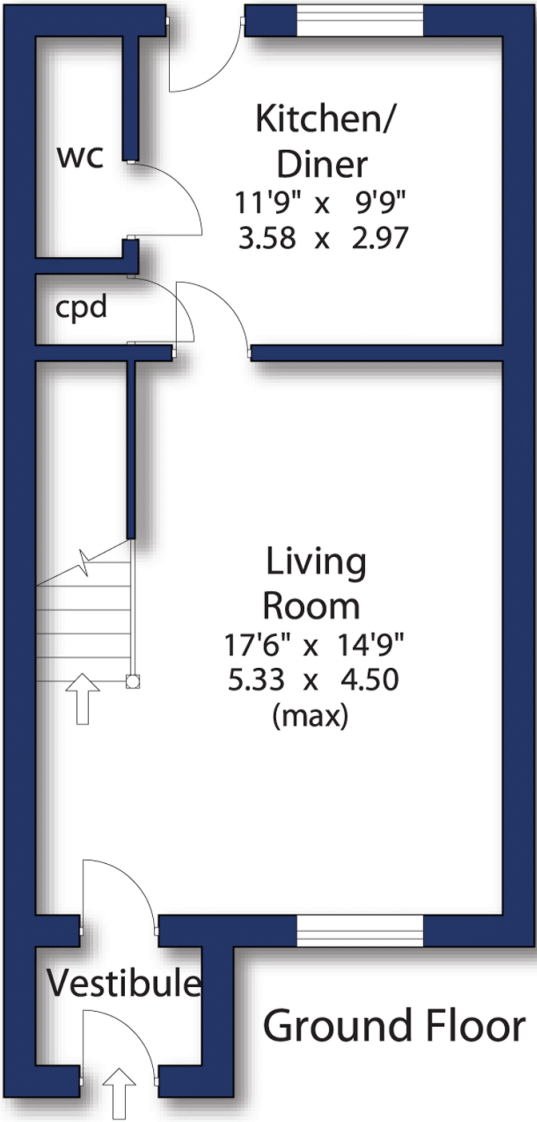


General remarks

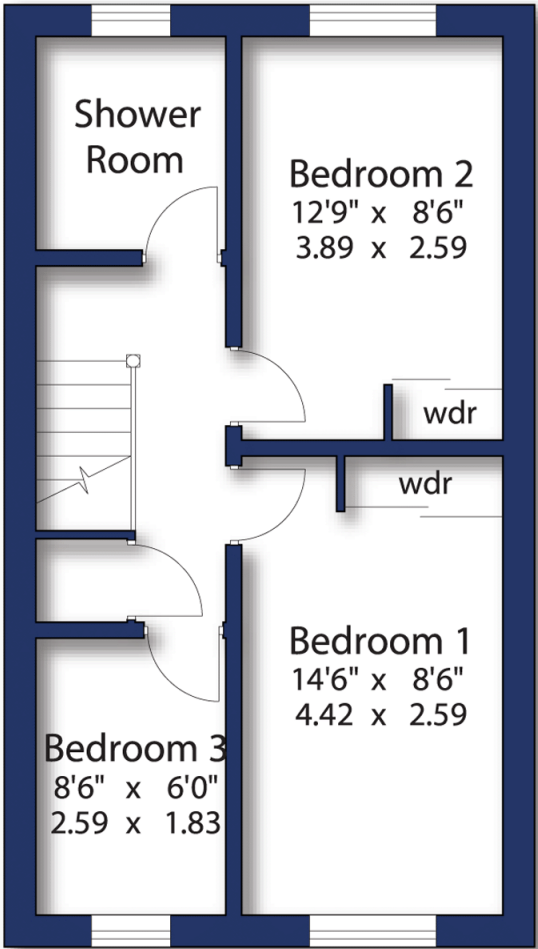
Kings Mill is an excellent development on the outskirts of Settle. Internally the property comprises entrance hallway with good size living room to the front with inset gas fire, dining kitchen with a range of modern fitted wall and base units including integrated gas hob with electric oven beneath, fridge/freezer and washing machine. In addition is a ground floor cloakroom housing the gas fired central heating boiler and a separate store room both accessed from the kitchen. To the first floor there are two generous double bedrooms both with fitted slide robes and a third bedroom which is a single. The modern shower room comprises large walk in shower enclosure, wc and wash hand basin.

Externally to the front of the property there is an EV charger and driveway with parking. To the rear of the property is an enclosed and fenced rear garden mainly laid to lawn with patio area and timber storage shed. All the residents of the Kings Mill development have use of the river bank and a further field for a small yearly fee.

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. 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, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.



Ground Floor



First Floor

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 Mortgage
Advice Bureau

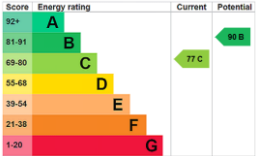
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Contact us



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settle@dacres.co.uk

Directions

Approaching Settle town from the direction of Skipton turn left immediately opposite the Falcon Hotel. At the next 'T' junction turn left and within 25 yards turn right. Continue on this road for approximately 250 yards and Kings Mill is on the left.

What3Words deodorant.remote.carry

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination 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 £26.10 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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