



1 INGFIELD CRESCENT, SETTLE

£399,950





1 INGFIELD CRESCENT, SETTLE, BD24 9BE

Impressive three bedroomed extended semi-detached house, standing within good sized tended gardens and located in a popular residential area on the edge of Settle.

The property has been extended extensively over the years by the present owners to create a special family home.

Well, thought out design providing ground floor large Living Kitchen, two further Reception Rooms, Entrance Hall, WC, Garage and Utility Room.

First floor, spacious light and airy Landing, Master Bedroom with Ensuite and Dressing Room, two further Bedrooms and House Bathroom, with useful Hobbies Room to the second floor.

Large level gardens to the front, laid mainly to lawn, mature shrubs and trees, side parking, large integral Garage/Workshop.

Upvc double glazed windows are installed, plus gas fired central heating.

Well worthy of internal and external inspection, to fully appreciate the size, layout, and quality, as well as the property's position.

Pleasant views across open countryside within ½ a mile walk of the town's amenities.

Fantastic opportunity not to be missed!

Settle is a busy market town, located on the edge of the Yorkshire Dales National Park. The town has many local independent shops, pubs and cafes, recreational facilities, Doctors, Schools etc plus transport links via the famous Settle to Carlisle Railway, to Skipton, Leeds, and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Playroom/Dining Room, Living Kitchen, Side Entrance Hall, Cloakroom, Integral Garage/Workshop, Laundry Room.

First Floor

Landing, 3 Bedrooms, one Ensuite, House Bathroom

Second Floor

Hobbies Room

Outside

Large garden, Patio, Parking Area.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'2" x 5'0" (1.57 x 1.52)

Covered entrance, ½ glazed upvc external door/side panel, staircase to the first floor, access to lounge.





Lounge:

Upvc double glazed bay window, open fire grate with canopy in recessed fireplace, stone fire surround, tiled hearth, radiator, picture rail, double doors to playroom.



Playroom/Dining Room:

11'8" x 13'6" (3.55 x 4.11)

Extended room with Velux rooflight, radiator, access to side entrance hall, coved ceiling, recessed spotlights.



Living Kitchen:

13'0" x 19'9" (3.96 x 6.02)

Plus 3'6" X 7'4" (1.07 x 1.75)

Range of modern kitchen base units with complementary worksurfaces, wall units, cooker point with stainless steel extractor over, 1½ bowl stainless steel sink with mixer taps, plumbing for dishwasher, space for table, living area, gas stove on hearth, upvc double glazed double doors with access to the front garden, two upvc double glazed windows, radiator, understairs store cupboard.





Side Entrance Hall:

6'4" x 16'10" (1.93 x 5.13)

Upvc solid side external entrance door, access to garage, living kitchen and dining room, radiator, Velux rooflight.



Cloakroom:

4'2" x 5'9" (1.27 x 1.75)

Low flush WC, pedestal wash hand basin, tiled floor.

Integral Garage/ Workshop:

10'10" x 24'0" (3.30 x 7.31)

Roller shutter door (automatic), gas fired central heating boiler, insulated roof.





Laundry Room:

10'10" x 6'5" (3.30 x 1.95)

Plumbing for washer, two bowl stainless steel sink, upvc double glazed window.



FIRST FLOOR:



Landing:

6'2" x 14'8" (1.88 x 4.47)

Access to 3 bedrooms and house bathroom, upvc double glazed leaded window, radiator, open tread staircase to the 2nd floor.

Bedroom 1:

13'0" x 13'9" (3.96 x 4.19)

Very large double bedroom, 3 upvc double glazed windows with views.



Ensuite Shower Room:

5'7" x 6'6" (1.70 x 1.98)

Shower enclosure with electric shower, WC, pedestal wash hand basin, vertical radiator/towel rail, upvc double glazed window, Kardean flooring.



Dressing Room:

5'7" x 4'5" (1.70 x 1.34)

Clothes rail and shelf.



Bedroom 2:

10'11" x 12'0" (3.32 x 3.65)

To the front, double bedroom, upvc double glazed leaded window, radiator.



Bedroom 3:

9'0" x 10'9" (2.74 x 3.27)

To the rear, double bedroom, upvc double glazed window, radiator, built in wardrobes.



House Bathroom:

6'1" x 6'1" (1.85 x 1.85)

3 piece white bathroom suite comprising bath with side taps, shower over off the system, pedestal wash hand basin, low flush WC, upvc double glazed window, vertical radiator/towel rail, tiled walls.



SECOND FLOOR:

Hobbies Room:

21'1" x 11'0" (6.42 x 3.35)

Reduced eaves, Velux rooflight, eaves storage, cast iron radiator.

OUTSIDE:

Large well maintained garden to the front with level lawned area, mature borders and trees, patio, pergola, side paved area/ parking, mature hedge, drying area.

**Directions:**

Leave the Settle office down Cheapside, go left onto Duke Street, proceed approx. ½ a mile and 1 Ingfield Crescent is located on the righthand side, opposite the Falcon, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All mains services are connected to the property.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.



Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Environmental impact of this property
- Changes you could make
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Share this certificate

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1 Ingfield Crescent SETTLE BD24 9BE	Energy rating D
Valid until 14 May 2033	Certificate number 0600-0793-0322-7291-3573

Property type Semi-detached house

Total floor area 187 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

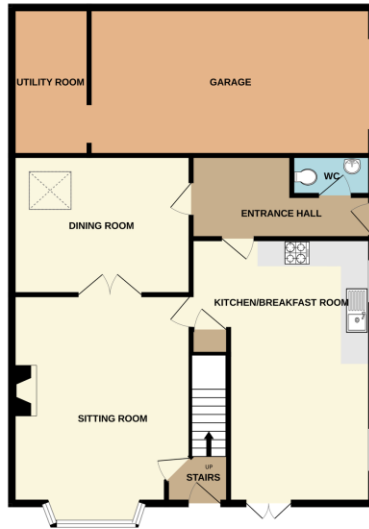
[See how to improve this property's energy efficiency.](#)

Local Authority:
Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

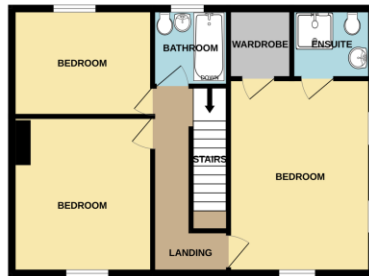
Council Tax Band 'D'



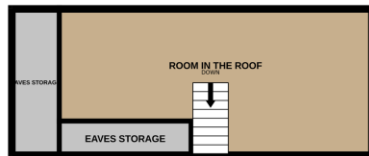
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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