



2 INGFIELD MEWS, SETTLE
£375,000





2 INGFIELD MEWS, SETTLE, BD24 9FL

Very well appointed and deceptively spacious 3/4 bed roomed house, located on a short row of similar properties on the edge of Settle, approximately ½ a mile from the Market Square.

Accommodation laid over three floors, comprising ground floor entrance hall, lounge with multifuel stove and large dining kitchen.

First floor, 3 bedrooms one of which is ensuite plus house bathroom.

Lower ground floor, utility space, 2nd lounge or 4th bedroom plus rear conservatory and integral garage.

Outside rear enclosed garden and forecourt parking.

Decorated and presented to a very high standard with quality fixtures/fittings throughout, upvc double glazed windows and external door, fitted kitchen with appliances and modern bathroom/ensuite.

Fantastic house which needs to be viewed to fully appreciate the space, layout, and quality.

Good sized family home, ready for immediate occupation.

Settle is a busy and popular market town situated on the edge of the Yorkshire Dales National Park amid scenic countryside.

The town offers all local amenities including primary, secondary, and private schools, independent shops, recreational facilities, plus rail links on the famous Settle to Carlisle Railway, plus regular bus services.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, WC/Cloakroom, Lounge, Dining Kitchen.

Lower Ground Floor

Hallway, Utility Room, Garage, 2nd Lounge/4th Bedroom, Conservatory.

First Floor

Landing, Bedroom 1 plus Ensuite Shower Room, 2 Further Bedrooms, House Bathroom

Outside

Fore Garden, Enclosed Rear Garden, Parking Space

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

9'7" x 9'10" (2.92 x 2.99)

Part glazed external entrance door, staircase to the first floor, staircase to the lower ground floor, access to lounge, Cloakroom off.



Cloakroom:

3'0" x 5'2" (914 x 1.57)

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

Lounge:

11'0" x 15'10" (3.35 x 4.82)

Good sized square room, multifuel stove in corner on stone hearth with wood mantle, upvc double glazed mullioned window, open through to the dining kitchen, radiator.



Dining Kitchen:

8'7" x 25'9" (2.61 x 7.84)

Large room with kitchen area to one side, dining to the other.



Kitchen Side:

8'7" x 12'7" (2.61 x 3.83)

Extensive range of modern kitchen base units with complementary Ecostone Moon worksurfaces, wall units, dual fuel stove with stainless steel extraction hood, 1½ bowl ceramic sink with mixer taps, built in BOSCH dishwasher, upvc double glazed mullioned windows and views, radiator, recessed spotlights.





Dining Side:

8'7" x 13'2"

Upvc double glazed mullioned windows, space for table and radiator.



LOWER GROUND FLOOR:

Hallway/Reception:

14'1" x 6'4" (4.29 x 1.93)

Access to garage, utility room, and arched door to 2nd lounge/4th bedroom.



Utility Room:

4'3" x 8'1" (1.29 x 2.46)

Base unit with stainless steel sink with mixer taps, plumbing for automatic washer, gas fired central heating boiler, radiator.



Store Room:

3'0" x 4'3" (914 x 1.29).

Off with power sockets.



2nd Lounge/4th Bedroom:

14'0" x 13'0" (4.26 x 3.96)

Upvc double glazed sliding doors through to the conservatory, radiator, cupboard housing consumer unit.



Conservatory:

6'0" x 12'7" (1.82 x 3.83)

Upvc double glazed windows, double glazed side external entrance door, exposed stone wall.



Integral Garage:

12'0" x 16'0" (3.65 x 4.87)

Large garage with automatically operated garage door, power, and light.





FIRST FLOOR:

Landing:

7'2" x 9'8" (2.18 x 2.94)

Tall upvc double glazed window off spacious landing area, with access to 3 bedrooms and house bathroom, upvc double glazed window, loft access with ladder to part boarded loft, recess spotlights.



Bedroom 1:

10'4" x 11'8" (3.15 x 3.55)

plus lobby 1'10" x 3'3" (559 x 991)

Double bedroom, upvc double glazed mullioned window, radiator.



Ensuite Shower Room:

5'0" x 5'4" (1.52 x 1.62) plus shower recess.

Shower enclosure with shower over off the system, pedestal wash hand basin, low flush WC, radiator, tiled flooring, tiled walls to dado, upvc double glazed window, recessed spotlights.



Bedroom 2: to the rear

9'8" x 13'8" (2.94 x 4.16)

Double bedroom, upvc double glazed mullioned window, radiator.





Bedroom 3:

9'2" x 9'8" (2.79 x 2.94)

plus lobby 3'4" x 2'10" (1.01 x 864)

Double bedroom, upvc double glazed mullioned window, radiator.



House Bathroom:

7'2" x 6'3" (2.18 x 1.90)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, upvc double glazed window, vertical radiator, tiled floor, tiled walls to dado.



OUTSIDE:

Front:

Small fore garden



Rear:

Parking space paved, enclosed garden, walled boundaries, fenced.



**Directions:**

Leave the Settle office down Cheapside and left onto Duke Street, proceed approximately 1 mile and Ingfield Mews are on the left-hand side past the Falcon Hotel, 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.



Local Authority:
North Yorkshire Council
1 Belle Vue Square
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Council Tax Band 'D'



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