



**9 TOWNHEAD AVENUE, SETTLE**  
**£385,000**



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## 9 TOWNHEAD AVENUE, SETTLE, BD24 9RQ

Spacious, light, and airy individually designed, 3/4 bed roomed detached house, located in a superb position on Townhead Avenue, which is a popular cul de sac street situated on the edge of town.

The house offers spacious accommodation laid over two floors, enjoying fantastic rear views over Settle toward Giggleswick and the hills beyond.

Ground floor covered entrance to a wide hallway with access off to a large through lounge, which has a multifuel stove and patio doors onto stunning balcony.

Solid folding doors to large dining kitchen, which has a range of units and space for a table.

Utility room and WC off the hallway plus access to the integral garage.

Lower ground floor offers hallway with 3/4 bedrooms off, plus very well-appointed bathroom.

Outside, ample parking, plus gardens around the property.

Upvc double glazed windows and gas fired central heating are installed.

The vendor has also invested in Oak veneer flooring throughout the hallway, lounge, and dining area and oak skirtings, door surrounds and engineered doors.

Ideal family home with access to the town's amenities, including primary/secondary schools, shops, cafes, and recreational facilities.

Well worthy of internal inspection to appreciate the size and layout, plus the views and location.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Covered Entrance, Entrance Hall, Lounge, Kitchen/Dining, Utility Room, WC, Integral Garage.

#### Lower Ground Floor

Hallway, 3 Bedrooms, Study/4<sup>th</sup> Bedroom, House Bathroom.

#### Outside

Balcony, Gardens Around the Property, Off Street Parking.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Covered Entrance:

Canopy

##### Entrance Hall:

Spacious hallway with return staircase down to the lower ground floor, upvc ½ external entrance door, side window, oak veneer flooring, radiator, coved ceiling, access to the lounge, kitchen, utility room and garage.





### Lounge:

12'8" x 18'10" (3.86 x 5.74)

Through room with multi-fuel stove on hearth, two upvc double glazed windows one to the front, one to the gable, upvc double glazed patio doors to the rear with access to the balcony, with views over Settle, oak veneer flooring, wood folding doors to Kitchen/diner.



### Kitchen/Dining:

22'2" x 10'9" reducing to 7'9" (6.75 x 3.27)

Extensive range of modern kitchen base units with complementary work surfaces, wall units, breakfast bar, 1½ bowl sink with mixer taps, three upvc double glazed windows, two to the rear one to the gable with rear views, space for table, radiator, loft access.



### Utility Room:

7'0" x 4'7" (2.13 x 1.39)

Plumbing for washing machine, radiator, WC off, and access to the garage.





### **WC:**

4'7" x 3'0" (1.39 x 914)

With WC, wash hand basin, upvc double glazed window and radiator.



### **LOWER GROUND FLOOR:**

#### **Hallway:**

Access to 3/4 bedrooms and bathroom, cupboard with folding door, open understairs area.

#### **Bedroom 1: Rear**

12'5" x 12'4" (3.78 x 3.75)

(to front of wardrobes)

Double bedroom, upvc double glazed window, mirrored wall, coved ceiling, and radiator.



#### **Bedroom 2: Rear**

10'9" x 10'4" (3.27 x 3.15)

Double bedroom, upvc double glazed window, coved ceiling, and radiator.



#### **Bedroom 3:**

12'2" x 6'2" (3.70 x 1.88)

Single bedroom with upvc double glazed window, coved ceiling, and radiator.





### **Study/Bedroom 4:**

9'1" x 8'7" (2.76 x 3.61)

Double doors with access to the rear garden, and radiator.



### **House Bathroom:**

4'4" x 10'7" (1.32 x 3.22)

Well-appointed 3 piece white bathroom suite comprising Jacuzzi bath with drencher shower over off the system, low flush WC, vanity wash hand basin, heated towel rail, vertical radiator, tiled walls, upvc double glazed window.



### **OUTSIDE:**

#### **Integral Garage:**

16'9" x 10'0" (5.10 x 3.04)

Integral garage accessed off the utility room, with up/over door to the front, power and light, gas fired combination boiler, solar panel controls.

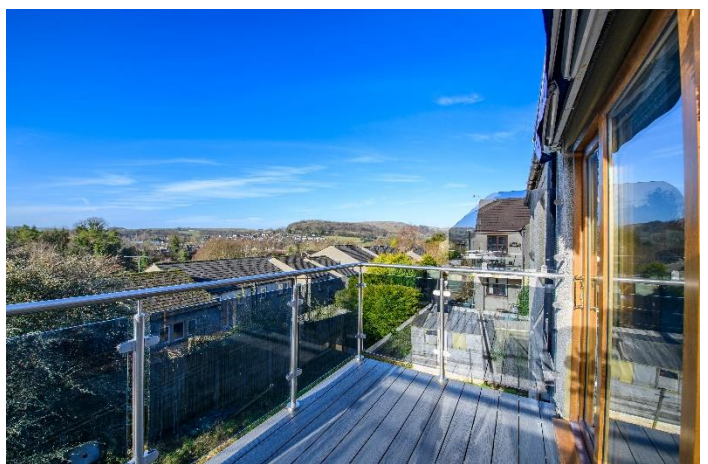
Additional lean to covered storage to the side of the garage.



Unrestricted street parking, forecourt parking for two vehicles, side access with steps to the rear garden.

Rear garden laid to lawn with mature hedges.

Balcony off the lounge with glass balustrades and superb westerly views.



**Directions:**

Leave the Settle office down through the Market Square on to Church Street, go right onto Townhead. Go Right up to Townhead Avenue then left, go along Townhead Avenue and no 9 is on the left hand side. A For Sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains' services are connected to the property. Plus, solar panels with tariff.

**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  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

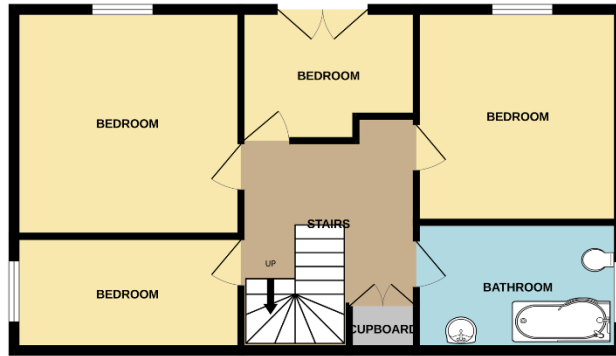
9 Town Head Avenue SETTLE BD24 9RQ		Energy rating <b>B</b>
Valid until 13 February 2034	Certificate number 0864-3034-1202-7894-7200	

Property type Detached house

Total floor area 111 square metres



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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