



**8 NORTHFIELDS AVENUE, SETTLE**  
**£285,000**



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## 8 NORTHFIELDS AVENUE, SETTLE, BD24 9JR

Well presented 3 bedroom semi detached house located on a small cul de sac estate on the edge of Settle.

Good sized family accommodation laid over 2 floors with gardens to the front and rear and side parking, garage/workshop and large fenced rear garden.

Convenient position approximately a 1 mile level walk from the town square.

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

Ideal family house or investment property offering light and airy accommodation with modern kitchen and bathroom fittings.

Well worthy of internal inspection to appreciate the size, suitable for rear extension if required subject to the necessary approvals.

Settle is a busy market town located on the edge of The Yorkshire Dales National Park set within stunning countryside.

The town offers all local amenities such as independent shops, school, health centre and recreational facilities.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Dining Kitchen, Cloakroom.

#### First Floor

Landing, 3 Bedrooms, Bathroom

#### Outside

Foregarden, Side Driveway, Garage/Workshop, Summerhouse.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Upvc part glazed external entrance door, staircase to the first floor, radiator.

##### Lounge:

15'5" x 12'11" (4.70 x 3.94)

Large room with upvc double glazed picture window, flame effect fire within marble effect fireplace, inset and hearth, radiator, coved ceiling.





### Dining Kitchen:

15'10" x 11'0" (4.83 x 3.35)

Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in appliances including electric oven, gas hob, extractor hood, plumbing for washing machine, upvc double glazed window with aspects over the rear garden, upvc side external entrance door, space for table.



### Cloakroom:

11'0" x 2'3" (3.35 x 0.69)

Off the kitchen with WC and wash hand basin, understairs cupboard, gas fired central heating boiler.

### FIRST FLOOR:

#### Landing:

Access to 3 bedrooms and bathroom, loft access.



### Bedroom 1:

12'10" x 10'3" (3.91 x 3.13)

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



### Bedroom 2:

11'0" x 10'6" (3.35 x 3.20)

Double bedroom, upvc double glazed window, radiator.



### Bedroom 3:

9'0" x 8'0" (2.74 x 2.44)

Upvc double glazed window, radiator, bulkhead store cupboard.



### Bathroom:

7'7" x 7'1" (2.31 x 2.16)

4 piece bathroom suite comprising bath, shower enclosure with shower off the system, pedestal wash hand basin, WC, upvc double glazed window, heated towel rail.





## OUTSIDE:

### Front:

Foregarden.

### Side:

Driveway access to garage and parking.

### Rear:

Garage/Workshop, lawned garden, timber shed/summerhouse.



### Garage/Workshop:

18'4" x 13'0" (5.59 x 3.96)

With up and over door, power, light and personnel door.



### Directions:

Leave the Settle office through the market square onto Church Street, turn right at Bridge End, take the next right onto Northfields Crescent then the next right onto Northfields Avenue, number 8 is on the right hand side, 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.** The solar panels on the roof are not working.

**Local Authority:**

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

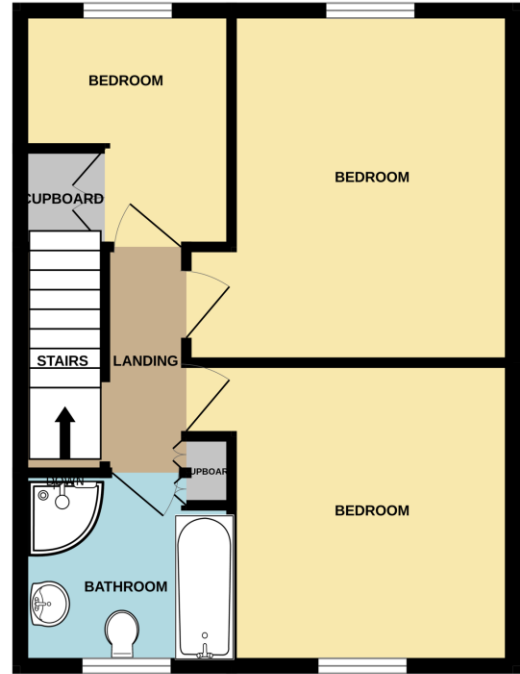
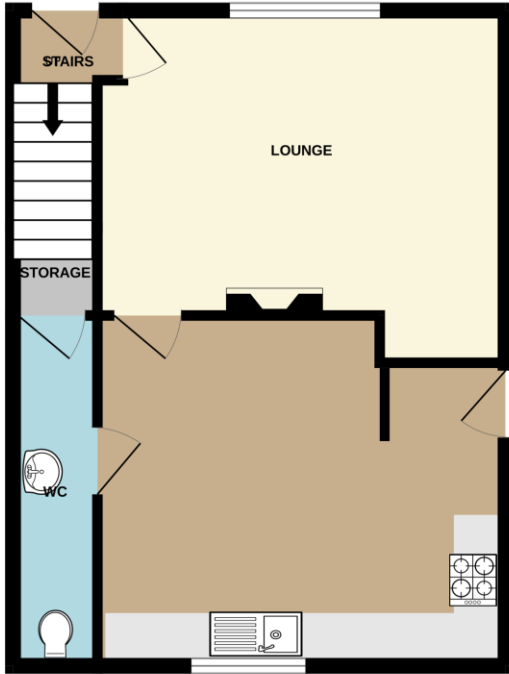
Council Tax Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.  
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[www.tpos.co.uk](http://www.tpos.co.uk)

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