



3 TOWNHEAD RISE, SETTLE
£275,000





3 TOWNHEAD RISE, SETTLE, BD24 9RT

Immaculately presented 2 bedroom semi detached house located on a small cul de sac of 4 houses near the centre of town, yet away from the crowds.

Constructed in 2018 by a reputable builder to a good specification and with an excellent degree of thermal insulation, providing outstanding energy performance/efficiency and still covered by the builder guarantee.

The property has been used by the current owners as a second home just for themselves so is still like new.

Hardwood painted double glazed windows, oak veneer internal doors, gas fired central heating with zoned underfloor heating to the ground floor and radiators to the upstairs.

Security alarm system, mains operated smoke and heat detectors and 2.5kw solar photovoltaic solar panels are installed.

Boarded loft area with fitted light, loft ladder for easy access, great for storage.

Decorated to a high standard with quality floor coverings, ready for immediate occupation with no onward chain.

Ground floor, lounge with 2 windows, fitted kitchen with integral appliances, entrance porch with cloakroom off.

First Floor, 2 double bedrooms, landing area, bathroom with 3 piece suite and shower over the bath.

Outside, landscaped gardens and 2 parking spaces.

A real gem of a property which needs to be viewed to be fully appreciated.

Convenient yet private with nothing to do but bring in your furniture.

Located approximately ¼ mile from the market square with views over the church, graveyard and Settle to Carlisle railway.

Ideal property for first time buyer, retired buyer, investment or holiday home.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Cloakroom, Lounge, Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Foregarden, Rear Enclosed Garden, 2 Parking Spaces.



ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

5'3" x 3'6"

Part glazed, water-resistant composite external entrance door with multipoint lock, electric doorbell system, glazed inner door.



WC/Cloakroom:

2'8" x 5'3" (0.81 x 1.60)

Low flush WC, vanity wash hand basin, double glazed window.



Lounge:

10'8" x 15'8" (3.25 x 4.77)

2 double glazed hardwood windows, part glazed inner door, TV point.





Kitchen:

8'7" x 15'8" (2.61 x 4.77)

Range of kitchen base units with complementary work surfaces, stainless steel sink with mixer taps, built in electric oven, gas hob, extraction hood, wall units with low energy under pelmet lights, built in fridge freezer, dishwasher and washer dryer, staircase to the first floor, understairs store cupboard, ½ glazed, water-resistant composite external entrance door with multipoint lock, hardwood double glazed window, space for table, Worcester 29CD1 gas condensing boiler in cupboard, recessed spotlights.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom.

Bedroom 1:

8'9" x 12'0" (2.66 x 3.65)

2 hardwood double glazed windows, radiator, bulkhead wardrobe, TV point.



Bedroom 2:

8'2" x 10'6" (2.48 x 3.20)

Hardwood double glazed window, radiator, TV point.





Bathroom:

5'7" x 7'1" (1.70 x 2.15)

3 piece white bathroom suite comprising bath with drencher shower over off the system, low flush WC, vanity wash hand basin, tiled floor, tiled walls to dado, hardwood double glazed window, dual fuel heated towel rail, recessed spotlights.



OUTSIDE:

Front:

Paved area with railing, external lighting, 2 parking spaces.



Rear:

Good sized area, hard landscaped with patio area, gravelled area, stone retaining wall, dry stone wall and steps down from kitchen door, external lighting.



Directions:

Leave the Settle office down through the market square onto Church Street, turn right onto Townhead, go past the surgery, then right onto Townhead Rise, number 3 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. 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 'B'

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.