



**RIBBLE COTTAGE, 2 KINGS MILL, SETTLE**  
**£298,850**





## RIBBLE COTTAGE, 2 KINGS MILL, SETTLE, BD24 9FA

Deceptively spacious, 4-bedroom stone faced property, located within the popular Kings Mill Area within a level walk to the amenities of Settle and with superb aspects over the River Ribble.

The property is decorated and presented to a good standard with quality fixtures and fittings throughout, gas fired central heating and double glazed windows.

The property offers accommodation laid over two floors, to the ground floor, entrance hall, cloakroom, kitchen, utility room and lounge.

To the second floor, master bedroom with ensuite, a further 3 bedrooms and house bathroom.

Walled, paved fore garden to the front of the property and two parking spaces.

Well worthy of internal inspection to appreciate the size and location.

Settle is a popular market town on the edge of The Yorkshire Dales National Park. The town has independent shops, cafes, public houses and recreational facilities.

Rail links to Leeds, Skipton, Lancaster and Carlisle are via the Settle to Carlisle Railway.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Cloakroom, Kitchen, Utility Room, Lounge.

#### First Floor

Landing, 4 Bedrooms, 1 Ensuite, House Bathroom.

#### Outside

Walled Foregarden, 2 Parking Spaces.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

8'8" x 6'10" (2.64 x 2.03)

Glazed external entrance door, staircase to the first floor, radiator.

##### Cloakroom:

3'8" x 6'8" (1.11 x 2.03)

WC, wash hand basin, radiator, gas fired combination boiler.





### **Kitchen:**

9'3" x 12'8" (4.57 x 2.89)

Range of modern kitchen base units with complementary work surfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, built in dishwasher and fridge, breakfast bar, recently installed range cooker, extractor hood, 2 double glazed windows, radiator, under stair cupboard, recessed spotlights.



### **Utility Room:**

6'6" x 7'8" (1.98 x 2.33)

Kitchen base units with complementary work surfaces, plumbing for washing machine, sink with mixer taps, radiator.



### **Lounge:**

14'0" x 24'0" (4.26 x 7.31)

Large room with spacious dining area, double glazed screen window, 2 double glazed windows, flame effect gas fire in wood surround with marble inset and hearth, 2 radiators.





## FIRST FLOOR:

### Landing:

2'7" x 10'0" (0.78 x 3.04)

Access to 4 bedrooms and House Bathroom.

### Master Bedroom:

14'6" x 13'10" (4.42 x 4.12)

Good sized double bedroom, range of built in wardrobes, double glazed window, glazed door to Juliet balcony.



### Ensuite Shower Room:

4'0" x 6'7" (1.21 x 2.00)

Shower cubicle with shower off the system, low flush WC, pedestal wash hand basin, vertical radiator.



### Bedroom 2:

9'7" x 11'7" (2.92 x 3.53)

Double bedroom, range of mirror fronted built in wardrobes, double glazed window, radiator.





**Bedroom 3:**

10'10" x 8'5" (3.30 x 2.56)

Double bedroom, double glazed window with aspects over the river, radiator.



**Bedroom 4:**

11'6" x 7'7" (3.50 x 2.31)

Double glazed window with aspects over the river, wardrobes, loft access, radiator.



**Bathroom:**

6'8" x 5'7" (2.03 x 1.70)

3-piece white bathroom suite comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, vertical radiator.



**OUTSIDE:**

Walled garden with paved area and flower borders, 2 parking spaces.





**Directions:**

Leave the Settle office down Cheapside onto Duke Street, take the next right onto Station Road, proceed to Ribblesdale Motors, turn right onto the estate, after approximately 400 yards turn left into Kings Mill, Ribble Cottage is on the left-hand side, a for sale board is erected. the B6479 to Stainforth, approximately 3 miles, take the second right hand turn into the village. The Hollies are located 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.

**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.

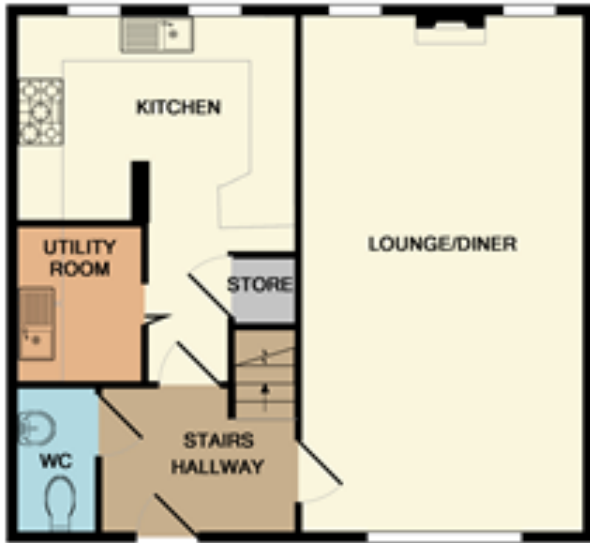
**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other 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 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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 floor plan 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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