



4 ST JOHNS TERRACE, SETTLE
£375,000





4 ST JOHNS TERRACE, SETTLE, BD24 9LN

Spacious, stone faced 4 bedroom end town house, located in a superb and convenient position approximately 400 yards from the centre of town.

Family sized accommodation extending to approximately 1,800ft² laid over three floors. Light and airy accommodation with upvc double glazed external doors and windows, plus gas fired central heating.

Modern construction with quality fixtures and fittings throughout, ready for immediate occupation with no onward chain.

Ground floor comprises spacious entrance hall with cloakroom off. Large lounge with multifuel stove, spectacular Family Kitchen with extensive range of kitchen units and appliances.

First floor, landing with access to 3 Bedrooms, 2 large doubles, 1 with ensuite, plus a single and well-appointed House Bathroom.

Second floor, outstanding large Master Bedroom, through room with ensuite off and Velux rooflights.

Outside, manageable gardens and side parking for 4 cars.

Fantastic family home which needs to be inspected to fully appreciate the size, layout, condition, and position.

Settle is a busy and popular market town, situated on the edge of the Yorkshire Dales National Park, set amid stunning countryside. The town has all local amenities, including independent shops, cafes and pubs, good schools and recreational facilities, plus transport links to major centres.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Cloakroom, Breakfast Kitchen.

First Floor

Landing, 1 Ensuite Bedroom, 2 Further Bedrooms, Bathroom

Second Floor

Master Ensuite Bedroom

Outside

Enclosed Rear Garden, Side Parking for 4 Vehicles.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Part glazed external entrance door, wide hallway, staircase to the first floor, recessed spotlights.





Lounge:

18'6" x 12'3" (5.64 x 3.73)

Good sized room, upvc double glazed mullioned window to the front, upvc double glazed gable window, stove on flagged hearth.



Cloakroom:

Low flush WC, wash hand basin.

Family Kitchen:

18'6" x 11'3" (5.64 x 3.43)

Extensive range of base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in Whirlpool electric oven, built in Whirlpool microwave, integral fridge freezer, induction hob, stainless steel extractor hood, Whirlpool dishwasher, Worcester gas fired central heating boiler, upvc double glazed gable window, upvc double glazed bi folding doors with access to the rear garden, space for table, recessed spot lights, built in Zanussi washing machine.



FIRST FLOOR:

Landing:

Staircase to the second floor, upvc double glazed window to the front, access to 3 bedrooms and house bathroom, cylinder cupboard with pressurised cylinder.





Bedroom 2:

12'3" x 10'0" (3.73 x 3.05)

Double bedroom, dual aspect with upvc double glazed mullioned window to the front, upvc double glazed gable window, radiator.



Ensuite Shower Room:

6'2" x 4'7" (1.88 x 1.40)

Shower enclosure with shower off the system, low flush WC, vanity wash hand basin, tiled walls to dado, heated towel rail, recessed spotlights.



Bedroom 3: to the rear

11'9" x 11'3" (3.58 x 3.43)

Double bedroom, dual aspect, upvc double glazed windows, radiator.



Bedroom 4:

7'9" x 6'3" (2.36 x 1.90)

Upvc double glazed window, radiator.





House Bathroom:

7'3" x 6'9" (2.21 x 2.06)

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



SECOND FLOOR:

Landing:

Access to master bedroom.

Master Bedroom:

30'3" x 18'9" (9.22 x 5.71)

Very large room (which could be split) through room, 2 Velux roof lights, upvc double glazed gable window, 2 radiators, loft access.



Ensuite Shower Room:

4'7" x 8'3" (1.40 x 2.51)

Large shower enclosure, shower off the system, low flush WC, vanity wash hand basin, heated towel rail, light tube, tiled floor, tiled walls to dado.



OUTSIDE:

Front:

Paved fore garden with railings and shrubs.



**Side:**

Parking for 4 vehicles

**Rear:**

Patio area, small lawn edged with shrubs.

**Directions:**

Leave the Settle office down through the Market Place onto Church Street, go under the Railway Bridge and St Johns Terrace is immediately on the righthand 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

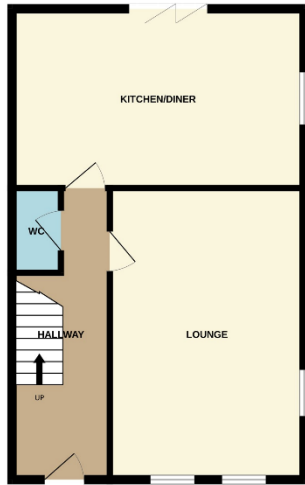
Council Tax Band 'D'

Energy rating B	Valid until: 25 June 2027
	Certificate number: 8893-7336-5210-3266-0926

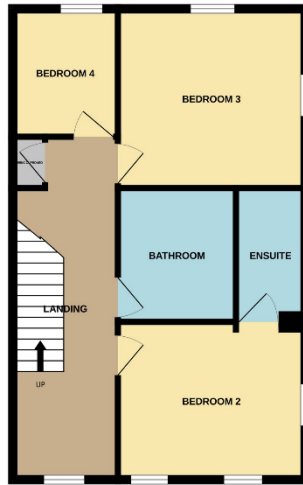
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



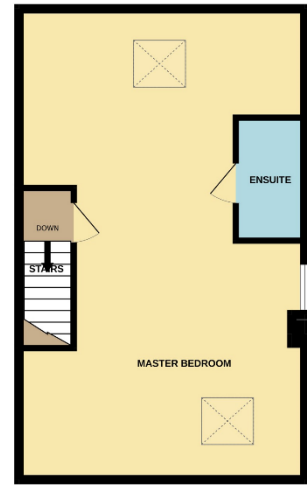
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.3 sq.m.) approx.

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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