



**9 SCAR VIEW, SETTLE**  
**£315,000**



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## 9 SCAR VIEW, SETTLE, BD24 9JW

Fantastic opportunity to acquire this well presented three bedroom extended end terraced property which stands in an enviable position overlooking the weir on the River Ribble.

Spacious well planned accommodation, modern kitchen with appliances and recently refurbished four piece modern house bathroom.

Extended to the side with large integral garage plus 3 large bedrooms.

Upvc double glazed windows and external doors, gas fired central heating.

Decorated and presented to a high standard throughout, ready for immediate occupation.

Outstanding family home with large forecourt parking, garage and spacious, level rear gardens.

Well worthy of internal and external inspection to fully appreciate the size, layout, condition and position with open views to the front.

Settle is a popular market town set amid stunning countryside on the edge of The Yorkshire Dales National Park.

The town has all local amenities such as independent shops, public houses and cafes, primary and secondary schools and recreational facilities, transport links to Leeds, Skipton and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

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

#### First Floor

Landing, 3 Bedrooms, House Bathroom

#### Outside

Integral Garage, Foregarden, Forecourt with Parking for 4 Vehicles, Good Sized Enclosed Rear Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

5'10" x 5'8" (1.77 x 1.72)

Steps up to part glazed external entrance door, covered entrance, central hallway with staircase to the first floor, access to the lounge and kitchen, Karndean flooring, radiator.



### Lounge:

10'5" x 17'8" (3.17 x 5.38)

Through room with upvc double glazed windows to the front and rear, flame effect gas fire with wood surround, radiator.



### Kitchen:

15'0" x 14'1" (4.57 x 4.29) max

Well appointed kitchen with extensive range of modern kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, built in electric double oven and microwave, electric hob and extraction hood, upvc double glazed windows to the front and rear, radiator, door to the garage, understairs store cupboard.





### **Integral Garage:**

11'10" x 17'8" (3.60 x 5.38)

Large garage with roller operated door, solid upvc door to the front, utility room off, power, light, high ceiling.



### **Utility Room:**

5'2" x 8'0" (1.57 x 2.43)

Glazed rear external entrance door, base unit with stainless steel sink unit, plumbing for washing machine.



### **WC:**

WC, electric heater, Baxi gas fired central heating boiler.

### **FIRST FLOOR:**

#### **Landing:**

5'6" x 16'5" (1.67 x 5.00)

Very spacious landing with access to 3 bedrooms and house bathroom, upvc double glazed window, loft access, radiator, bulkhead cupboard.







### Bedroom 1:

12'2" x 10'0" (3.70 x 3.04) plus 8'0" x 5'3" (2.43 x 1.60)

Large double bedroom, upvc double glazed window, radiator.



### Bedroom 2:

15'0" x 10'5" (4.57 x 3.17)

Through room, double bedroom, upvc double glazed windows to the front and rear, radiator.



### Bedroom 3:

13'7" x 9'3" (4.14 x 2.81)

Double bedroom, upvc double glazed window, radiator.





### House Bathroom:

7'6" x 10'4" (2.28 x 3.15)

Very well appointed and recently refurbished bathroom comprising 4 piece white bathroom suite with bath, large shower enclosure with shower off the system, vanity wash hand basin, low flush WC, upvc double glazed window, radiator.



### OUTSIDE:

#### Front:

Large forecourt with parking for approximately 4 vehicles, garden areas.



#### Side:

Paved access to the rear.



**Rear:**

Well maintained good sized fenced rear garden laid to lawn, patio area, shed.

**Directions:**

Leave the Settle office through the market place onto Church Street, proceed approximately a quarter of a mile to Bridge End and turn right onto the B6479. Scar View is located 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.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

**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

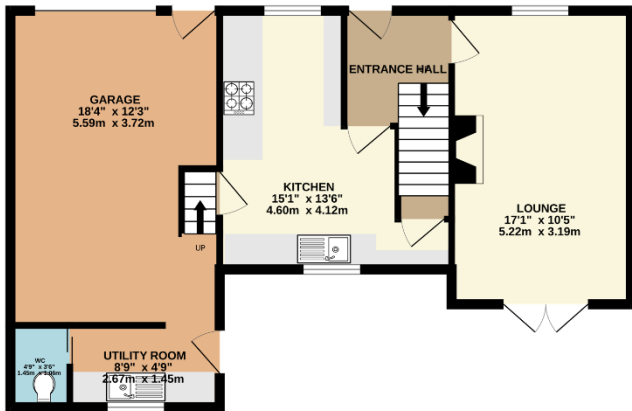
Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

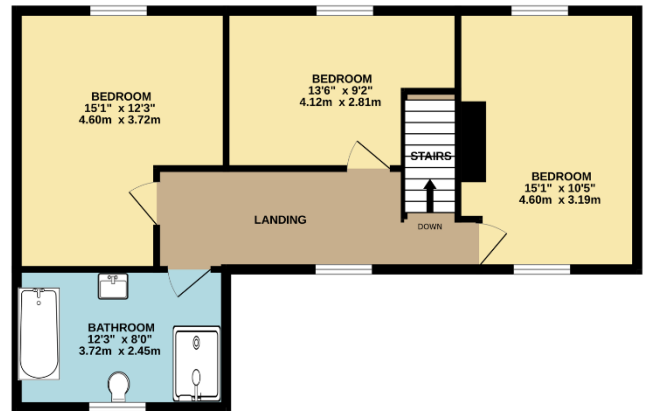




GROUND FLOOR



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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Market Place  
Settle  
North Yorkshire BD24 9EJ  
Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG  
Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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