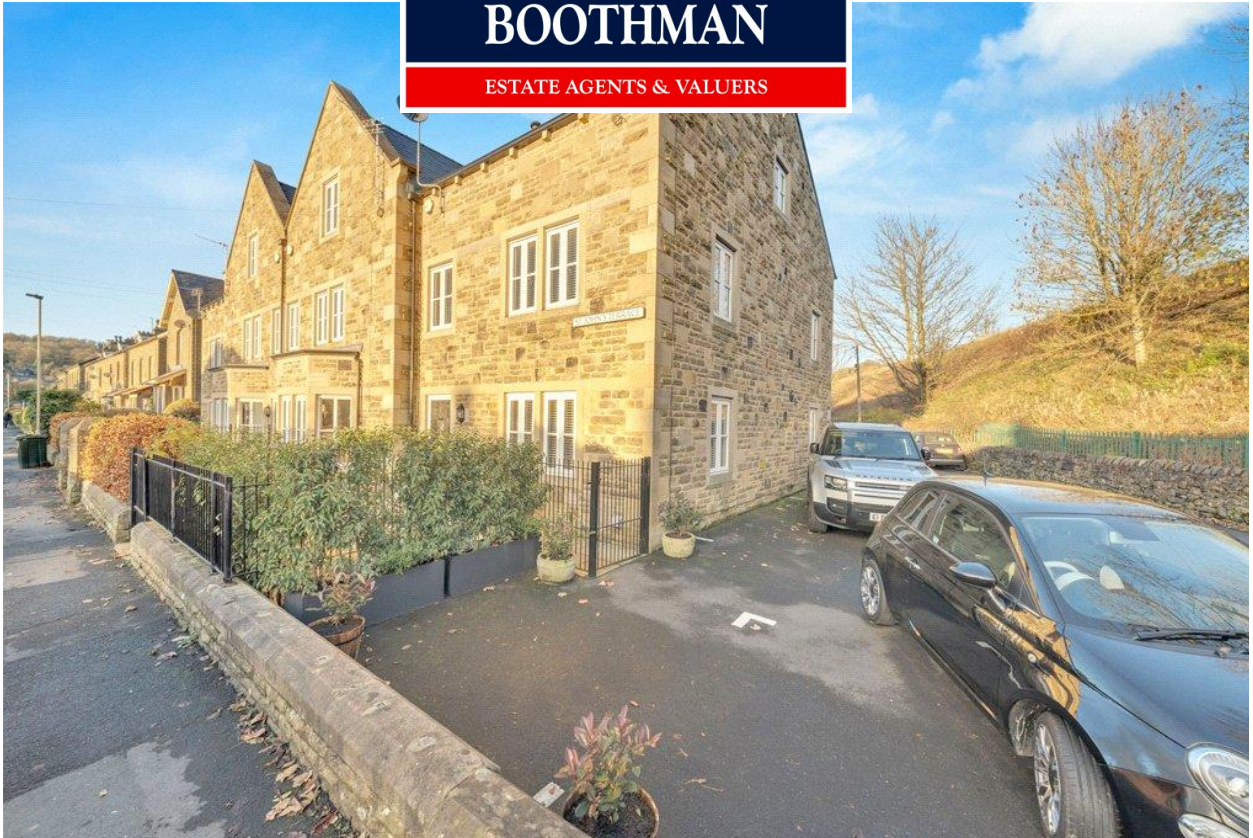


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 St Johns Terrace, Settle, North
Yorkshire BD24 9LN
Asking Price: £410,000



+ 4



+ 3



- Exceptional energy efficient family-sized home
- Fantastic central location
- Superior upgrades throughout
- Generous private parking
- Shops and schools within easy walking distance

Standing in an incredibly convenient position, within comfortable walking distance from all of the very popular market town of Settle's central amenities. Constructed to superior specifications by the highly reputable local developers R N Wooler & Co. Ltd just circa 9 years ago, this tastefully appointed and beautifully presented



four bedroomed end terraced house provides deceptively spacious family-sized accommodation throughout that will surely be enticing to a wide variety of discerning home buyers.

Together with excellent private parking facilities, the house has recently been meticulously improved throughout by its current owners, including new décor, made-to-measure window dressings, brand new premium Amtico parquet flooring and high quality carpets, professionally installed bespoke wardrobes and drawers, and the plantation of evergreen laurel borders externally. With underfloor heating throughout the entirety of the ground floor, the premium living accommodation is summarised briefly:

A reception hall. Downstairs WC. Spacious living room enjoying a dual aspect and a cast iron wood burning stove. Contemporary dining kitchen including quality built-in appliances. The first floor is planned with three good sized bedrooms. One of the large double bedrooms is accompanied by a luxurious en-suite shower room. Landing. House bathroom with a three piece white suite including a shower over the bath. The majority of the second floor is the marvellous principle bedroom suite, upgraded with an extensive range of recently installed built-in wardrobes and drawers furnishings. Access to a second luxurious en-suite shower room. Outside to the side elevation of the property there is a level private driveway providing parking facilities for up to three vehicles. Pleasant garden frontage having stone flagged patio and enclosed by wrought iron fencing and gates. The rear garden provides a very appealing sitting out space with stone flagged patio, a stone pebbled bed, and well stocked planters creating a natural degree of privacy.

The historic market town of Settle occupies a prime position in the North of England, directly between two areas of outstanding natural beauty - the magnificent Forest of Bowland and the stunning Yorkshire Dales

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National Park. The local area offers some of the finest countryside and scenery in the UK and provides an excellent landscape for walking, cycling, fell running, horse riding, and a range of other outdoor pursuits. The famous 'Yorkshire Three Peaks' are only a short distance away to the North and in addition, day trips to both the Lake Districts and the Western coast (including Morecambe Bay) are easily accomplished, with both areas being only approximately one hour driving distance away.

The town itself provides a wide variety of everyday shops and amenities including a Booths supermarket, several restaurants/public houses, a well respected primary and secondary school and also the highly regarded Giggleswick Independent School nearby. There are excellent transport links, with Settle railway station being home to the legendary 'Settle to Carlisle' line.

Ideal for those searching for a modern and extremely energy efficient home, which is beautifully presented in ready to occupy condition throughout whilst being positioned within very close proximity of Settle town centre, this truly outstanding spacious home is described in further detail below:

GROUND FLOOR

RECEPTION HALL

Double glazed composite entrance door. Recessed LED ceiling spotlights. Security alarm keypad. Staircase leading up to the first floor. Amtico parquet flooring.

DOWNSTAIRS WC

Located underneath the ground floor staircase. With low suite WC and hand wash basin. Decorative splash-back wall tiles. Extractor fan. Amtico parquet flooring.

SPACIOUS LIVING ROOM

18'6" x 12'2" Hardwood double glazed windows on two sides of the room. Esse cast iron wood burning stove set on a stone hearth. Amtico parquet flooring.

DINING KITCHEN

18'7" x 11'3" A well proportioned dining kitchen appointed with contemporary base and wall, cupboard and drawer units in a contemporary matt grey finish. All with soft closing doors. Complimentary oak effect worktop surfaces. Stainless steel sink and matching drainer. Built-in Whirlpool oven and grill. Four ring ceramic hob having stainless steel splash-back and extractor canopy over. Neutral ceramic wall tiling. Integrated fridge and freezer. Integrated dishwasher. Integrated automatic washing / drying machine. Cupboard housing the Worcester Bosch gas central heating boiler. Recessed LED ceiling spotlights. UPVC sealed unit double glazed bi-folding doors leading out to the enclosed rear garden. Double glazed hardwood window. Amtico parquet flooring.

FIRST FLOOR

LANDING

Spindled balustrade. Double glazed hardwood window. Fitted carpets. Open staircase leading up to the first floor.

BEDROOM TWO

12'2" x 11'5" Hardwood double glazed windows on two sides of the bedroom. Central heating radiator. Fitted carpets. Access to:

LUXURIOUS EN-SUITE SHOWER ROOM

With a three piece suite comprising low suite WC, a hand wash basin with vanity cabinet under, and a large shower enclosure having two chrome thermostatic showerheads. Chrome ladder radiator. LED mirror. Ceramic wall and floor tiling.

BEDROOM THREE

11'9" x 11'2" Hardwood double glazed windows on two sides of the bedroom. Central heating radiator. Fitted carpets.

BEDROOM FOUR

7'9" x 6'5" Hardwood double glazed window. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

Contemporary three piece white suite including low suite WC, hand wash basin having vanity cupboard underneath, and a panelled bath with shower screen and two chrome thermostatic showerheads over. Neutral ceramic wall tiling. Chrome ladder radiator. LED mirror. Recessed LED ceiling spotlights. Extractor fan. Amtico parquet flooring.

SECOND FLOOR

PRINCIPAL BEDROOM SUITE

30'4" x 15'3" An exceptional bedroom of generous proportions including two large velux windows. Pleasant views towards surrounding countryside. Gable double glazed hardwood window. Extensive range of recently installed bespoke wardrobes and drawers in a contemporary matt grey finish. Two central heating radiators. Amtico parquet flooring.

EN-SUITE SHOWER ROOM

With a three piece white suite comprising low suite WC, a hand wash basin with vanity cabinet under, and a large shower enclosure having two chrome thermostatic showerheads. Chrome ladder radiator. LED mirror. Ceramic wall and floor tiling. Sun tunnel.

OUTSIDE

The front elevation includes a pleasant garden frontage with stone flagged patio. Pebbled bed. Evergreen laurel hedging. Wrought iron garden gates and fencing.

To the side there is an expansive level driveway providing plentiful private parking facilities for up to three vehicles.

The professionally landscaped rear garden is a particularly appealing feature providing stone flagged patio, stone pebbled bedding, established Photinia tree, well stocked planters including evergreen hedges, outside water tap, weather treated timber garden shed. Hardwood garden gate and attractive stone boundary walling with trellis fencing.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: D

TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

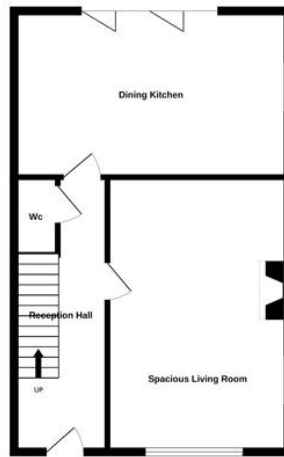
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

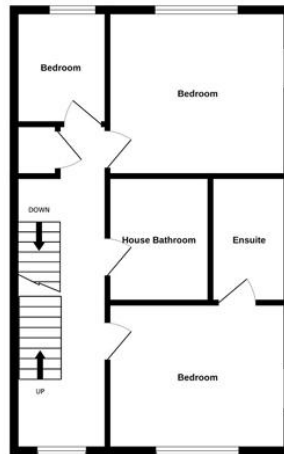




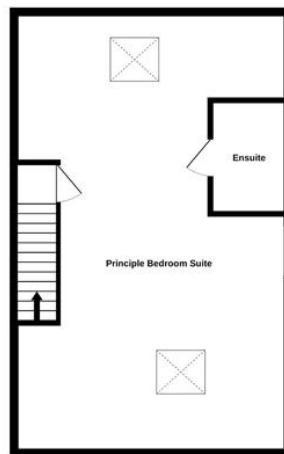
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy performance certificate (EPC)

4, St. Johns Terrace
SETTLE
BD24 9LN

Energy rating

B

Valid until: **25 June 2027**

Certificate
number: **8893-7336-5210-3266-0926**

Property type	End-terrace house
Total floor area	162 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.