



7a CHAPEL STREET, SETTLE
£139,950



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7A CHAPEL STREET, SETTLE, BD24 9HS

2 bedroom, spacious first floor leasehold apartment, located in a very convenient position near to the centre of this popular market town.

Internally the accommodation has been newly decorated, is light and airy throughout, extending to approximately 560ft square.

Has upvc double glazed windows, newly installed combination boiler and gas hob. Ready for immediate occupation with no onward chain.

125 year lease with quarterly service charge of £78.

Subject to local occupancy clause limited to occupants living or working within the North Yorkshire area.

The apartment sits on the edge of the historic market town which offers a wide range of independent shops, public houses and restaurants. Situated approximately 400 yards from the railway station which is at the start of the famous Settle to Carlisle line.

Ideal property for first time buyer or investor.

ACCOMMODATION COMPRISES:

Ground Floor

Communal Entrance, (with one other apartment) Staircase to First Floor

First Floor

Shared Landing Area (with one other apartment), Store Cupboard, Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom.

Outside

Allocated parking space (restricted times)

ACCOMMODATION:

GROUND FLOOR:

Communal Entrance Hall:

With staircase to the first floor.

FIRST FLOOR:

Hallway:

Solid external entrance door, access to principal rooms, 2 radiators, store cupboard, cylinder cupboard.



Lounge:

17'7" x 10'7" (5.35 x 3.22)

Good sized square room, light and airy with 2 upvc double glazed windows, 2 radiators, coved ceiling, space for table, 2 ceiling lights.



Kitchen:

8'2" x 8'1" (2.48 x 2.46)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven, new gas hob, extractor hood, plumbing for washing machine, upvc double glazed window, new gas fired combination boiler.



Bedroom 1:

10'11" x 8'3" (3.32 x 2.51)

Double bedroom, upvc double glazed window, radiator, coved ceiling, built in cupboard.



Bedroom 2:

11'5" x 8'2" (3.48 x 2.48)

Double bedroom, upvc double glazed window, radiator, coved ceiling, built in cupboard.



Bathroom:

5'10" x 5'6" (1.77 x 1.67)

3 piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, heated towel rail, upvc double glazed window, vertical radiator.

OUTSIDE:

Parking is allocated to the rear of the property for residents in the evenings and on Sundays but reserved for shop use during opening times.

Directions:

Leave the Settle office up the High Street onto Chapel Street, number 7a is located on the right hand side, a for sale board is erected.

Tenure:

Leasehold, 125 year lease with approximately 103 years remaining, service charge of £78 per quarter. The service charge covers the exterior maintenance, cleaning, and lighting of communal areas.

Local occupancy clause applies, the occupier should be somebody living or working in North Yorkshire.

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.

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.

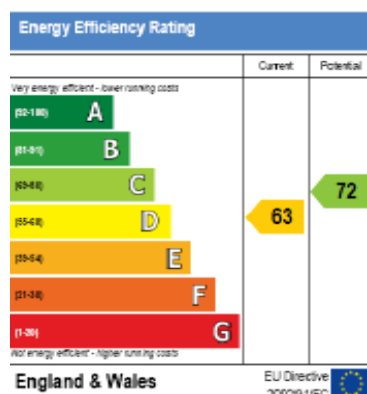
N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

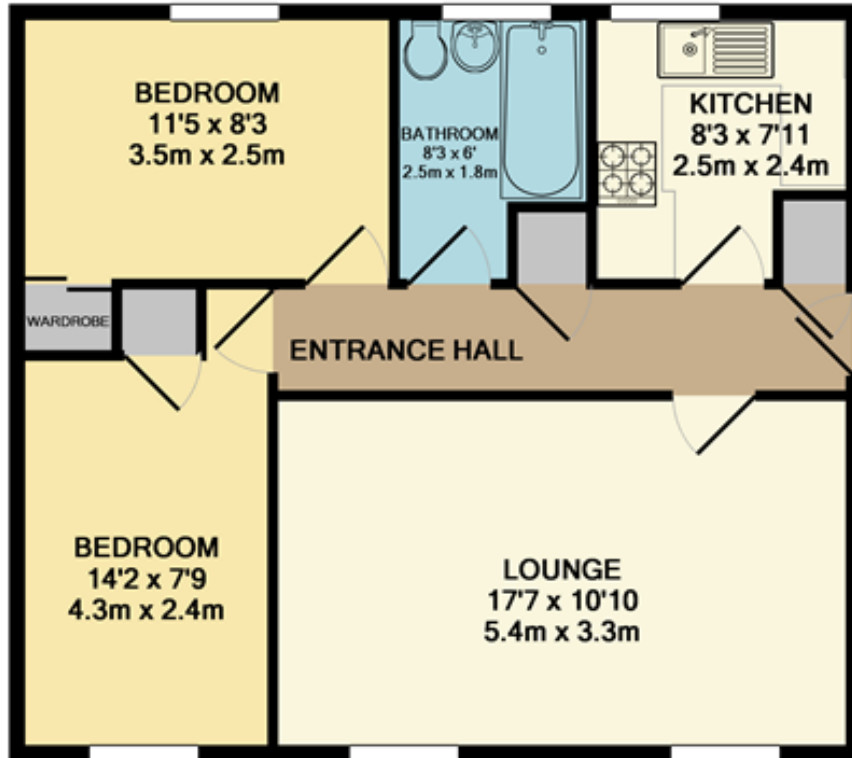
Local Authority:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'A'

Address: 7a Chapel Street, SETTLE, North Yorkshire, BD24 9HS
RRN: 0050-2829-6120-9021-3225





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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