



## ROUNDAABOUT, DUKE STREET, SETTLE £184,900





## ROUNDABOUT, 41 DUKE STREET, SETTLE

Substantial stone built terraced property located in a convenient position near to the centre of town offering flexible accommodation laid over 3 floors.

Spacious accommodation in need of modernisation but offering huge potential for family home, holiday let, investment property or commercial use (subject to the necessary approvals).

Ground floor, entrance hall with WC off, large reception rooms to the front and rear.  
First floor, landing, 2 bedrooms (1 currently used as a lounge), bathroom.  
Second Floor, 2 hobbies rooms.

Interesting property, well worthy of internal inspection to fully appreciate the size and potential.

Single glazed windows, some secondary glazed windows and double glazed windows.

Settle is a busy market town located within stunning countryside on the edge of The Yorkshire Dales National Park.

The town offers a good range of independent shops, cafes etc plus all local amenities including a railway station on the famous Settle to Carlisle Railway.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Lobby, Shop Unit, Inner Hallway, WC, Kitchen.

#### Lower Ground Floor

2 Cellar rooms

#### First Floor

Landing, 2 Bedrooms, Bathroom, Staircase to Second Floor

#### Second Floor

Hobbies Rooms

#### Outside

Rear Pedestrian Access

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Lobby:

5'5" x 3'8"

With half glazed external entrance door, access to the shop unit and living accommodation.

##### Shop Unit:

14'8" x 14'0"

Good sized room with large shop front, flame effect gas fire within ornate fireplace, corniced ceiling, ceiling rose, built in alcove shelves and cupboards, access to the kitchen.





**Inner Hallway:**

6'2" x 12'7"

With staircase to the first floor, access to the kitchen, WC off

**Kitchen:**

15'2" x 14'2"

Large room to the rear of the property with range of kitchen base units with complementary worksurfaces, gas hob, extraction hood, electric oven, stainless steel sink with mixer tap, wall cupboards, space for table, half glazed external upvc rear entrance door, upvc double glazed window, access to the cellar.



**LOWER GROUND FLOOR:**

2 Useful cellar rooms



**FIRST FLOOR:**

**Landing:**

Access to 2 bedrooms and bathroom, staircase to second floor.





### **Bedroom 1/Lounge:**

16'2" x 13'3"

To the front, currently utilised as a living room, large room with secondary glazed sash window to the front, feature fireplace within wood fire surround with marble inset and hearth, coved ceiling, picture rail, alcove cupboards, electric storage heater.



### **Bedroom 2: to the rear**

Large double bedroom with single glazed sash window, pedestal wash hand basin, under stair store cupboard.



### **Bathroom:**

8'3" x 7'10"

Large bathroom with 5 piece bathroom suite comprising bath, shower enclosure with shower off the system, WC, bidet, wash hand basin, secondary glazed sash window.





## SECOND FLOOR:

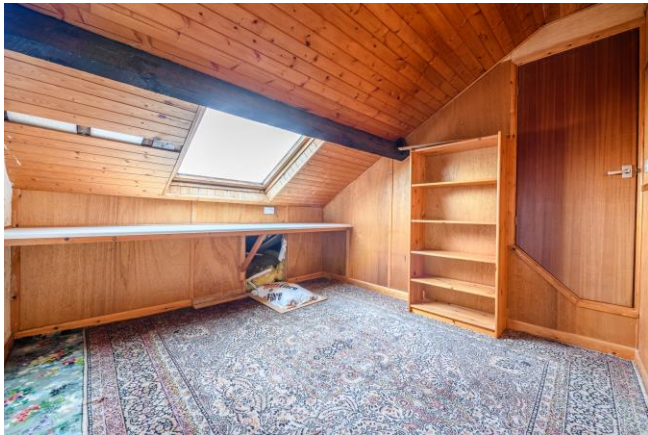
### Landing:

Access to 2 hobbies rooms

### Hobbies Room 1:

10'2" x 10'7"

Hobbies room/storage with Velux rooflight.



### Hobbies Room 2:

10'5" x 10'7"

Hobbies room/storage with Velux rooflight.

## OUTSIDE:

Street frontage to the front of the property, rear pedestrian access.

### Directions:

Leave the Settle office down Cheapside, turn Left onto Duke Street, proceed past the Post Office, Roundabout is on the left hand side, a for sale board is erected.

### Tenure:

Freehold with vacant possession on completion

### Services:

The property is connected to all mains services.

### 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.

### Local Authority:

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

Council Tax Band 'C'

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

### Share this certificate

- Email
- Copy link to clipboard
- Print

41 Duke Street SETTLE BD24 9DJ		Energy rating <b>F</b>
Valid until <b>22 January 2033</b>	Certificate number <b>6037-4429-6200-0413-3292</b>	

**Property type** Mid-terrace house

**Total floor area** 148 square metres

### Rules on letting this property

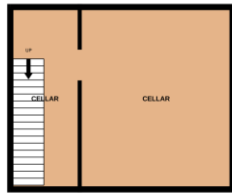
#### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve



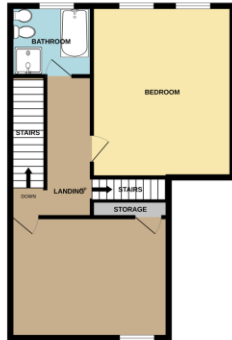
BASEMENT



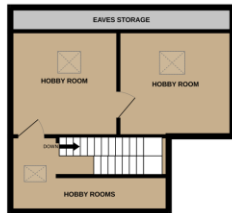
GROUND FLOOR



1ST FLOOR



2ND 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.  
Made with Metropix ©2023



[www.tpos.co.uk](http://www.tpos.co.uk)

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)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.