



**8A STATION ROAD, SETTLE**  
**£229,950**





## 8A STATION ROAD, SETTLE, BD24 9AA

2 double bed roomed stone built mid terraced cottage located in a very convenient position near to the centre of town and the amenities.

Very well decorated and presented throughout with quality fixture and fittings.

Ready for immediate occupation with upvc double glazed windows and gas fired central heating.

Modern kitchen with appliances plus modern bathroom.

Well worthy of internal inspection to fully appreciate the size, condition, and location.

Ideal property for first time buyer, holiday cottage or for investment purposes.

Settle is a busy, popular market town located on the edge of The Yorkshire Dales National Park set amid scenic countryside. The town has all local amenities including supermarkets, independent shops, cafes, schools, and public houses.

Rail links are via the Settle Carlisle Railway to Lancaster, Carlisle, Skipton and Leeds with the station being less than one hundred yards from the cottage.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Lobby, Lounge, Dining Kitchen.

#### First Floor

Landing, 2 Bedrooms, Bathroom.

#### Outside

Paved Area.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Lobby:

3'1" x 7'0" (0.94 x 2.13)

Glazed door, WC off.

##### WC:

3'1" x 5'1" (0.94 x 1.55)

WC, pedestal wash hand basin, radiator.

##### Lounge:

15'4" x 13'7" (4.68 x 4.14)

Upvc double glazed window with shutters, electric stove within recessed fireplace, radiator.





### Dining Kitchen:

10'6" x 16'2" (3.20 x 4.93) plus 4'10" x 3'5" (1.47 x 1.04)  
Range of modern kitchen base units with complementary work surfaces, wall units, built in electric oven, gas hob, sink with mixer tap, upvc double glazed window, staircase to the first floor, recessed spotlights, radiator.



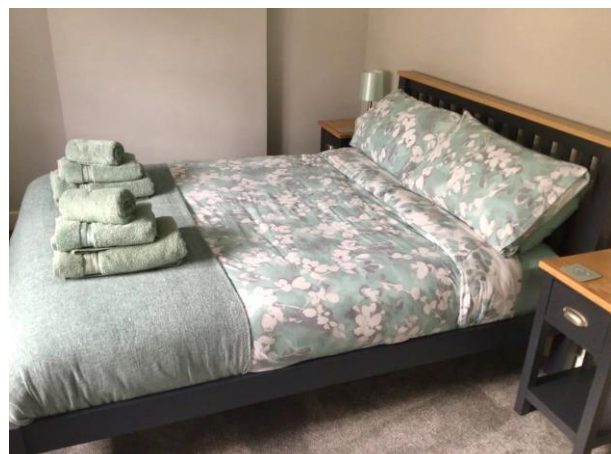
### FIRST FLOOR:

#### Landing:

4'0" x 4'3" (1.22 x 1.30) plus 7'0" x 2'9" (2.13 x 0.84)  
Spacious landing area with access to 2 bedrooms and bathroom, upvc double glazed window, store cupboard.

#### Bedroom 1:

10'0" x 13'7" (3.05 x 4.14)  
Double bedroom, upvc double glazed window. Radiator, loft access.



**Bedroom 2:**

13'2" x 15'0" (4.01 x 4.57)

Double bedroom, double glazed window, gas fired central heating boiler, radiator.

**Bathroom:**

8'8" x 5'3" (2.64 x 1.60)

3 piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, upvc double glazed window, towel radiator.

**OUTSIDE:**

Paved area.

**Directions:**

Leave the Settle office down Cheapside, turn left onto Duke Street and then right onto Station Road, number 8a is on the right hand side.

**Services:**

All main services are connected to the property.

**Tenure:**

Freehold with vacant possession on completion.

**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.** The property is currently being run as holiday cottage; if desired the property can be sold with all furniture, fixtures, fittings, and appliances etc, to allow for the continuation of the business.

**Local Authority:**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	59   D
39-54	E		
21-38	F		
1-20	G		



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

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



settle@neilwrightestateagents.co.uk bentham@neilwrightestateagents.co.uk www.tpos.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.