



4 WALKER BARN, SETTLE
£220,000





4 WALKER BARN, CHURCH STREET, SETTLE, BD24 9JE

Well appointed 2 bedroomed (plus a box room), stone built cottage located in a fantastic position on a small cul de sac courtyard only approx. 100 yards from the market square, yet away from the crowds.

The property is currently utilised as a successful holiday cottage, which can continue if required as the property is to be left with all fixtures, fittings, and appliances etc, to allow for the continuation of the business.

Modern style property with quality fixtures, presented to a high standard with double glazed windows, gas fired central heating (underfloor to ground floor).

Ideal cottage for first time buyer, second home or investment property.

Well worthy of internal inspection to appreciate the quality and character as well as the location.

Settle is a busy market town set amid scenic countryside with large tourist trade on the edge of the Yorkshire Dales National Park.

The town has many independent shops, pubs, cafes etc, plus transport connection to Skipton, Leeds etc and the famous Settle to Carlisle railway.

ACCOMMODATION COMPRISES:

Ground Floor

Kitchen, Lounge.

First Floor

2 Bedrooms, Box room, Bathroom

Outside

Cobbled Courtyard

ACCOMMODATION:

GROUND FLOOR:

Kitchen:

7'7" x 15'6" (2.31 x 4.72)

Range of modern base units with complementary granite worksurfaces, built in electric oven, electric hob, sink with mixer taps, staircase to the first floor, stable type external entrance door, double glazed window, underfloor heating, glazed inner door to the lounge, cupboard housing gas fired central heating boiler, tiled floor, glass shelves understairs.





Lounge:

10'7" x 14'6" (3.22 x 4.42)

Double glazed window and underfloor heating.



FIRST FLOOR:

Landing:

6'6" x 5'0" (1.98 x 1.52)

Access to 2 bedrooms, box room and bathroom.



Bedroom 1:

8'2" x 9'3" (2.48 x 2.81)

Small double bedroom, double glazed window, and radiator.



Bedroom 2:

6'2" x 9'3" (1.88 x 2.81)

Small double bedroom, double glazed window, radiator, and loft access.



Box Room/ Office:

7'6" x 6'6" (2.28 x 1.98)

Single glazed window and radiator.



Bathroom:

6'1" x 5'6" (1.85 x 1.67)

3 piece white bathroom suite comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, vertical radiator, Velux roof light, tiled walls, tiled floor, bulkhead storage area.



OUTSIDE:

Good sized cobbled courtyard with parking for a small vehicle.

Directions:

Leave the Settle office, go down through the market square onto Church Street, go approx. 50 yards and turn right just past the 'Fishermans' onto Walker Barn. No. 4 is on the left hand side.



Tenure:

Freehold with vacant possession on completion

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 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. Anybody who is seriously interested in the property can have access to the property's accounts. Gross income for last year £22,326 let through Sykes Holiday Cottages.



Local Authority:

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



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

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