



14 DUKE STREET, SETTLE
£390,000



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14 DUKE STREET, SETTLE, BD24 9DW

Substantial 3 storey stone built period property located in a prominent position approximately 200 yards from the market square within this popular market town abutting The Yorkshire Dales National Park.

The property offers extensive accommodation comprising large ground floor retail space with 3 large display windows. First and Second floor apartment offering spacious living space plus approximately 6 bedrooms.

The accommodation is currently as a whole but could easily be redeveloped/split into smaller units subject to the necessary approval.

Period property with some interesting character features still evident.

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

Off street parking and a garage are included.

Settle is a busy market town with an active local community plus large tourist population making this property ideal for retail use or redevelopment.

The town is set amid scenic countryside and has all local amenities such as independent shops, public houses, cafes, recreational facilities, transport links on the famous Settle to Carlisle railway and regular bus services.

This property is a real gem and a rare opportunity.

ACCOMMODATION COMPRISES:

Ground Floor

Sales Area, Storeroom, Inner Hallway

First Floor

Landing, Living Room, Kitchen, Dining room, Bathroom, 2 Bedrooms.

Second Floor

2 Bedrooms, 2 storerooms/occasional bedrooms

Outside

Forecourt, Garage

ACCOMMODATION:

GROUND FLOOR:

Sales Area:

Large open plan sales area extending to approximately 1000 ft² with 3 prominent display windows, ½ glazed external front entrance door, solid external rear door, modern suspended ceiling, and lighting system, racked out wall system, access through to the apartment.





Storeroom:

7'9" x 9'7" (2.36 x 2.92)

Racked out walls.



Inner Hallway:

3'5" x 13'7" (1.04 x 4.14)

Feature return staircase up to the first floor, under stair store cupboard, radiator, access to bathroom off the ½ landing, ornate arched recess.



FIRST FLOOR:

House Bathroom:

10'8" x 5'8" (3.25 x 1.73)

3-piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, vertical radiator, single glazed window.





Landing:

Feature stairwell with ornate ceiling, multi pane fan light window, access to living room and bedroom 3 staircase to the second floor, radiator.

Living Room:

22'2" x 12'0" (6.76 x 3.66)

Large room with 2 single glazed windows, mock fireplace, built in bookcase, shelved alcove, coved ceiling, ceiling rose, radiator.



Kitchen:

10'11" x 15'5" (3.33 x 4.7)

Range of kitchen base units with complementary work surfaces, wall units, electric cooker, extractor hood, stainless steel sink, single glazed window, gas fired central heating boiler, corniced ceiling.



Dining Room:

18'6" x 9'6" (5.64 x 2.9)

2 single glazed windows, corniced ceiling and radiator.



Bedroom 2: left of staircase.

11'4" x 11'11" (3.45 x 3.63)

Double bedroom, upvc double glazed window, ornate fireplace with slate surround.



Bedroom 3:

16'1" x 13'4" (4.9 x 4.06)

Single glazed window.



SECOND FLOOR:

Landing:

6'9" x 9'10" (2.06 x 3.0)

Velux roof light, access to 2 bedrooms plus 2 occasional rooms with restricted access.



Bedroom 1:

13'9" x 15'3" (4.19 x 4.65)

Double bedroom, single glazed window, radiator, walk in store cupboard.



Bedroom 4:

11'4" x 12'9" (3.45 x 3.89)

Double bedroom, 2 single glazed windows, partition, radiator.

Steps up from the landing area to passage with access to:

**Occasional Bedroom:**

13'9" x 8'0" (4.19 x 2.44)

Radiator, no window.

**Occasional Bedroom:**

13'11 x 13'1" (4.24 x 3.99)

3 double glazed windows, radiator, boarded wall/ceiling

**Outside:**

Parking to the side of the property and garage.

Garage:

13'6 x 10'10" (4.12 x 3.3)

Up and over door.

Directions:

Leave our Settle office down Cheapside, turn left onto Duke Street, number 14 is on the right hand side on the corner of Station Road.

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.

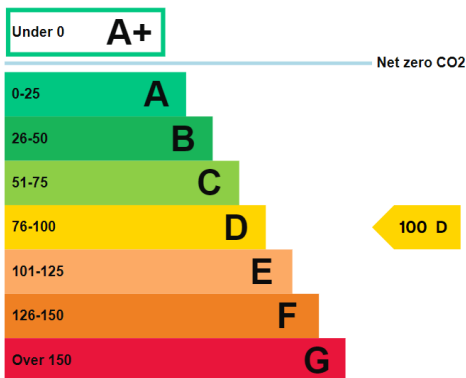
N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

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

This property's current energy rating is D.



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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.
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