



COBWEB COTTAGE, KIRKGATE, SETTLE £265,000





COBWEB COTTAGE, KIRKGATE, SETTLE, BD24 9DX

3 bedroom stone built character cottage located in a superb and very convenient position just off the market square in this popular market town.

Deceptively spacious accommodation laid over 2 floors with many features evident including exposed stone walls and multi fuel stove.

Renovated and immaculately presented, with double glazed windows and gas fired central heating, ready for immediate occupation.

Accommodation comprises large lounge/dining room with rear access to patio, fitted kitchen and shower room to the ground floor. Landing, 3 double bedrooms and well appointed bathroom to the first floor. Outside, rear patio area/sitting areas.

Currently utilised as an established holiday cottage which could continue or an ideal family home, second home or rental property.

Internal inspection is strongly recommended to appreciate the size, condition, and location.

Settle is a busy and thriving town situated in a stunning location on the edge of The Yorkshire Dales.

ACCOMMODATION COMPRISES:

Ground Floor

Kitchen., Large Lounge/Dining Room, Shower Room.

First Floor

Landing, 3 Bedrooms, Bathroom.

Outside

Pleasant Rear Patio.

ACCOMMODATION:

GROUND FLOOR:

Kitchen:

15'0" x 6'7" (4.57 x 2.00)

Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in Hotpoint electric double oven, gas hob, ½ glazed external entrance door, double glazed window, tiled flooring, gas fired central heating boiler, glazed inner door to the lounge, exposed stone wall, plumbing for washing machine, radiator.





Shower Room:

4'10" x 5'8" (1.47 x 1.72)

Off the kitchen, shower enclosure with shower off the system, low flush WC, wash hand basin, vertical radiator, double glazed window, tiled flooring, tiled walls, cupboard.



Lounge:

11'10 x 20'10" (3.60 x 6.35)

Large through room, multifuel stove within stone fireplace with flagged hearth, exposed stone wall, glazed rear entrance door, 2 double glazed windows, open tread staircase to the first floor, exposed beam, wall lights, radiator.





FIRST FLOOR:

Landing:

Access to 3 bedrooms and bathroom.

Bedroom 1 to the rear:

8'7" x 10'7" (2.61 x 3.22)

Double bedroom, double glazed window, radiator, bulkhead store cupboard.



Bedroom 2: to the rear

9'8" x 11'8" (2.94 x 3.55)

Double bedroom, double glazed window, radiator, loft access.





Bedroom 3: to the front

6'4" x 10'9" (1.93 x 3.27)

2 double glazed windows, radiator, cupboard, loft access.



Bathroom:

9'3" x 6'7" (2.81 x 2.00)

Well appointed 3 piece white bathroom suite comprising P bath with electric shower over, shower off the system, low flush WC, pedestal wash hand basin, double glazed window, vertical radiator, tiled walls, tiled floor with underfloor heating, airing cupboard.



OUTSIDE:

Pleasant rear patio/sitting area, access to the rear off Kirkgate under the archway.



N.B:

The owners are prepared to include all fixtures and fittings at an agreed figure so that the holiday letting can continue.



Directions:

Leave the Settle office down Cheapside, cross the road onto Kirkgate, Cobweb Cottage is situated on the left hand side, a for sale board is erected.

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.

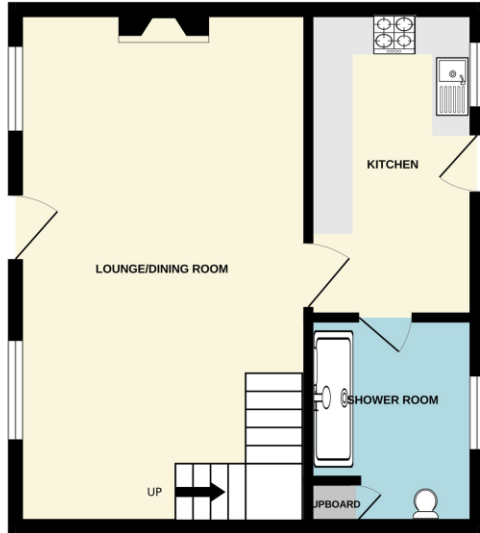
Local Authority:

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

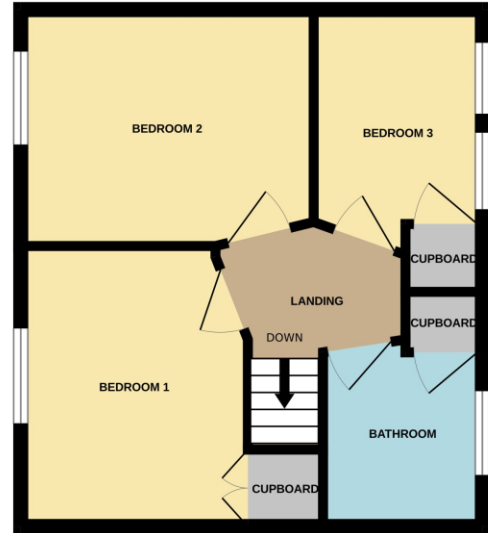
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

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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