



6 WHITEFRIARS COURT, SETTLE
£150,000





6 WHITEFRIARS COURT, SETTLE, BD24 9EA

Very well appointed 1 bedroom first floor apartment, located in a superb and very sought after position within this small development near to the centre of town, yet away from the crowds.

Spacious, light, and airy accommodation which could easily be made into 2 bedrooms if required.

The property has been redecorated and recarpeted and is ready for immediate occupation.

Double glazed windows and gas fired central heating are installed.

Ideal property for first time buyer, retired buyer, or investment purposes.

No onward chain, well worthy of internal inspection to fully appreciate.

Settle is a busy active market town situated on the edge of the Yorkshire Dales National Park. The town has all local amenities and regular transport links via train and bus.

ACCOMMODATION COMPRISES:

Ground Floor

Recently installed external steps and canopy over first floor door.

First Floor

Entrance Hall, Through Lounge/Dining Room, Double Bedroom, Bathroom.

Outside

Parking Area, Side Garden.

ACCOMMODATION:

FIRST FLOOR:

Entrance Hall:

Covered canopy entrance, part glazed external entrance door, cloaks cupboard, access to all rooms.

Through Lounge/Dining Room:

23'8" x 11'9" (7.21 x 3.58) reducing to 8'2" (2.48)

Good sized room with 2 double glazed windows and 2 radiators.





Kitchen:

7'10" x 9'2" (2.38 x 2.79)

Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, 2 double glazed windows, gas fired combination boiler, radiator.



Bedroom 1:

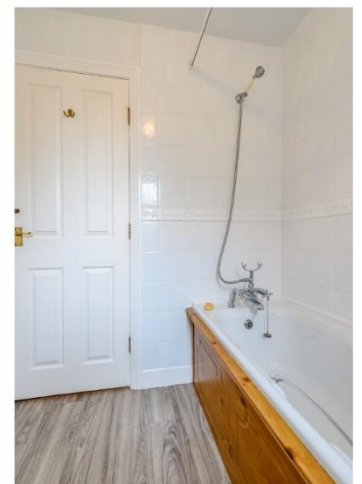
10'9" x 11'0" (3.27 x 3.35)

Double bedroom, double glazed window, radiator, built in wardrobe.



Bathroom:

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





OUTSIDE:

Parking space, side garden/sitting area with walled boundary and mature shrubs.



Directions:

On foot, leave the Settle office, go across the market square between The Naked Man and the Antique Shop, go past the bakery, Whitefriars Court is on the left. By car, go through Whitefriars carpark, a for sale board is erected.

Tenure:

Leasehold 999 years started September 1998 with vacant possession on completion.
No Service charges.

Services:

Mains water, drainage, electric and gas fired central heating.

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.

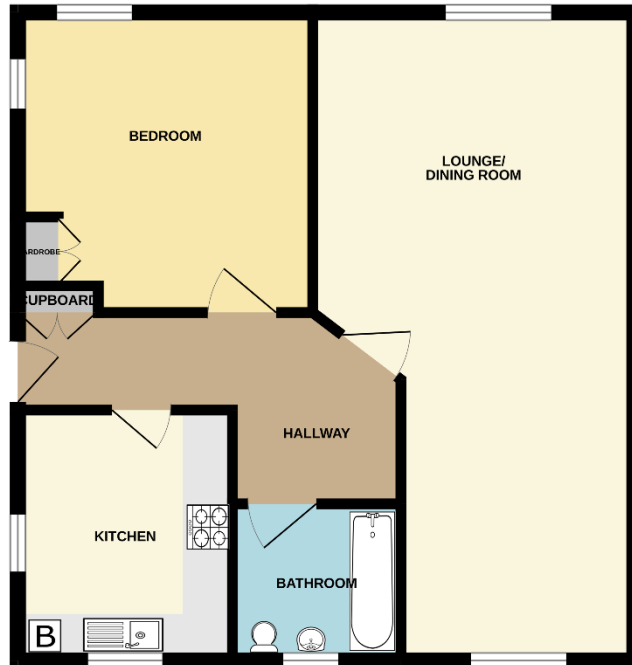


Local Authority:
 North Yorkshire Council
 1 Belle Vue Square
 Broughton Road
 SKIPTON
 North Yorkshire
 BD23 1FJ

Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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 is given as to their operability or efficiency can be given.
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