



9 BOWSKILLS YARD, SETTLE
£385,000





9 BOWSKILLS YARD, SETTLE, BD24 9ES

Substantial, 4 bedroomed stone built, character cottage, located in a superb and very convenient position approximately 100 yards from the Market Square, just within the Yorkshire Dales National Park.

Formerly two traditional cottages now knocked into one to make a substantial family home, with spacious accommodation laid over two floors.

The property could easily revert back to two properties if required. Each property has its own services i.e. electric, boilers etc. but subject to the necessary planning approvals/building regulations.

Well presented throughout with upvc double glazed windows and gas fired central heating via two boilers.

Two ground floor reception rooms, plus 4 first floor bedrooms, house bathroom and wet room.

Outside private rear raised garden areas, private, one with excellent views over Settle.

Well worthy of internal/external inspection to fully appreciate the size, layout, condition, and position.

Settle is a very popular Market Town on the edge of the Yorkshire Dales National Park, set within stunning countryside. The town has all amenities including independent shops, cafes, and restaurants. Educational and recreational facilities and transport links to Skipton, Leeds, and Carlisle on the famous Settle to Carlisle railway.

ACCOMMODATION COMPRISES:

Ground Floor

2 Entrance Poches, Living Kitchen, Lounge.

First Floor

2 Landing, 4 Bedrooms, Bathroom, Wet Room.

Outside

Fore Garden, Rear Elevated Gardens, 3 Small Outbuildings.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch 1:

3'1" x 4'3" (940 x 1.29)

½ glazed external entrance door, radiator, door to living kitchen.





Living Kitchen:

18'5" x 13'8" (5.61 x 4.16)

Good sized through room with range of kitchen base units with complementary worksurfaces, wall units, built in electric oven, induction hob, extraction hood, stainless steel sink, space for table, plumbing for washing machine and dishwasher, ½ glazed rear external door, staircase (1) to the first floor, understairs store cupboard, exposed stone wall, 3 upvc double glazed windows, cloaks cupboard, 2 radiators.



Lounge:

17'10" x 13'1" (5.43 x 3.98)

Good sized through room, staircase (2) to the first floor, open fire grate with canopy, exposed stone wall, beamed ceiling, upvc double doors to the rear, ½ glazed door to the porch, wood flooring, wall lights and cupboard.



Porch 2:

2'9" x 3'7" (838 x 1.09)

Glazed external entrance door, radiator.

FIRST FLOOR:

Landing off staircase 1:

5'7" x 7'0" (1.70 x 2.13)

Access to 2 bedrooms and house bathroom, vertical radiator, cupboard, loft access.

Bedroom 1: (front)

13'7" x 9'6" (4.14 x 2.89)

Double bedroom, upvc double glazed window and views, bulkhead store cupboard, exposed stone wall, recessed spotlights, radiator.





Bedroom 2: (rear)

11'2" x 8'0" (3.40 x 2.43)

Double bedroom, upvc double glazed window, radiator, recessed spotlights.



House Bathroom:

7'6" x 7'10" (2.28 x 2.38)

4 piece bathroom suite comprising bath with shower over off the system, wash hand basin, low flush WC, upvc double glazed window, recessed spotlights, heated towel rail, gas fired central heating boiler in cupboard.



Landing 2:

Access to 2 bedrooms and shower room, loft access.

Bedroom 3: (front)

13'6" x 9'5" (4.11 x 2.87)

Double bedroom, upvc double glazed window and views, bulkhead store cupboard, radiator, recessed spotlights.



Bedroom 4/Study:

8'4" x 7'0" (2.54 x 2.13)

Upvc double glazed window, radiator, Velux rooflight, gas fired central heating boiler.





Wet Room:

6'3" x 4'0" (1.90 x 1.21)

With floor drain, shower over off the system, screen, wall mounted wash hand basin, WC with hidden cistern, tiled walls, tiled floor, heated towel rail, double glazed window.



OUTSIDE:

Small fore garden, pedestrian access, side yard, three outbuildings.



Outbuilding 1:

8'4" x 6'8" (2.54 x 2.03)

Power, light, and sink.

Outbuilding 2:

Store

Outbuilding 3:

7'0" x 5'2" (2.13 x 1.57)





External rear steps up to two raised garden areas.

Area 1. No. 8 paved area

Area 2. No. 9 paved with railings around.

Superb views over Settle, very private area.



Directions:

Leave the Settle office to the rear, up Castle Hill. At the top of Castle Hill bear right on to Castlebergh Lane and Bowskills Yard is just off to the left. No 8/9 is the bottom cottage, a 'For Sale' sign is erected.



Tenure:

Freehold with vacant possession on completion

Right of Way:

To the rear No.6 Bowskills Yard has pedestrian access. None of the other properties do. No.4 & No.6 have access to side yard area, to their store shed.

Services:

All mains services are connected to the property. The cottage has two central heating boilers, and the services are separate for each side.

Planning:

The property is currently one dwelling, but it was formerly two cottages. The cottage could be split back easily with the necessary approvals.

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

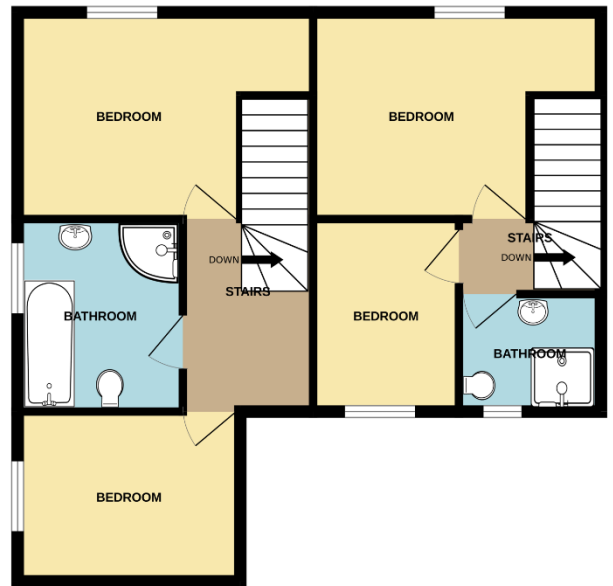
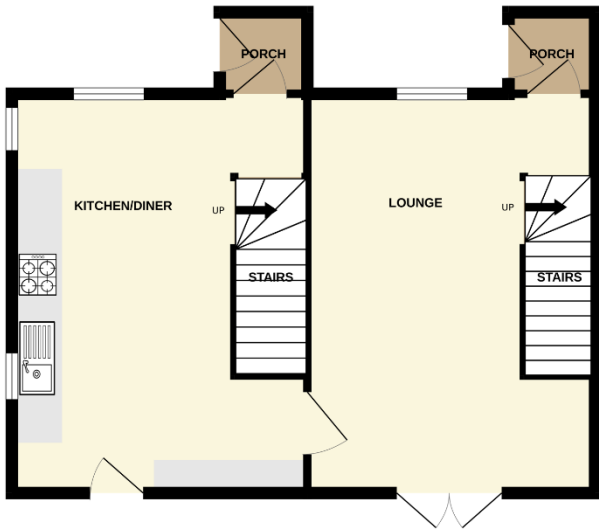
Council Tax Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

1ST 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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