



4 GOLDIELANDS, SETTLE
£168,000





4 GOLDIELANDS, STATION ROAD, SETTLE, BD24 9BN

Well-appointed, 2 bedroomed first floor apartment, located in a convenient position approximately ¼ of a mile from the Market Square.

Manageable accommodation comprising ground floor, private entrance, lounge, kitchen, 2 bedrooms and a bathroom.

Pleasant open views to the front, allocated rear parking space and small side garden area.

Upvc double glazed windows and gas fired central heating are installed.

Available for immediate occupation with no onward chain.

Ideal property for retired buyer, first time buyer, holiday cottage, or investor.

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

Settle is a popular Market Town situated on the edge of the Yorkshire Dales National Park. The town has all local amenities including independent shops, pubs, and cafes. Transport links to Skipton 16 miles, Leeds 45 miles and Lancaster 20 miles.

ACCOMMODATION COMPRISES:

Ground Floor:

Upvc external entrance door, radiator, staircase to first floor.

First Floor:

Landing, Lounge, Kitchen, 2 Bedrooms, Bathroom.

ACCOMMODATION

FIRST FLOOR:

Landing:

Lounge:

10'0" x 15'0" (3.04 x 4.57).

Good sized square room, with upvc double glazed window, electric fire in wood surround and tiled hearth, radiator, kitchen off.





Kitchen:

5'9" x 10'0" (1.75 x 3.04)

Range of kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer tap, electric oven and gas hob, upvc double glazed window, radiator, and storage area.



Bedroom 1:

10'10" x 9'0" (3.30 x 2.73)

Upvc double glazed window, radiator, and wardrobe.



Bedroom 2:

9'4" x 8'0" (2.84 x 2.43)

Single bedroom with Velux roof light.





Bathroom:

6'6" x 6'3" (1.98 x 1.90)

3 piece bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, tiled walls, radiator, and recessed spotlights.



Outside:

Small side garden area, parking space.



Directions:

Leave the Settle office down Chapel Street, go left on to Duke Street, then next right on to Station Road. Proceed approximately ¼ mile, go under the railway bridge. Goldielands is located on the left hand side. A for sale board is erected.

Tenure:

Leasehold 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.

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.

Local Authority:

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

Council Tax Band 'B'

Floorplan & EPC to follow:



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

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King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

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