



## 3 COACHMANS COTTAGES, SETTLE £225,000





## 3 COACHMANS COTTAGES, SETTLE, BD24 9LW

Splendid 2 bedroom stone built conversion property located in a very convenient position just off the market square.

Converted and currently presented to a very high standard and specification with quality fixtures/fittings and a good eye for detail.

Ground floor, large open plan room with double glazed entrance screen, spacious room with extensive range of modern kitchen units with integral appliances, sitting area and space for table.

First floor, 2 good sized double bedrooms, shower room with large shower enclosure.

Ideal property for first time buyer, holiday let, bolthole or investment.

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

Double glazed windows and gas fired central heating are installed.

Available for immediate occupation with no onward chain.

Settle is a busy popular market town on the edge of The Yorkshire Dales National Park.

The town has all local amenities including independent shops, public houses, cafes, recreational facilities and access to stunning countryside,

Regular bus and rail services are available to Skipton, Lancaster, Leeds and Carlisle.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge/Kitchen.

#### First Floor

Landing, 2 Bedrooms, Shower Room.

#### Outside

Pedestrian Access, Bin Store.

### ACCOMMODATION:

#### GROUND FLOOR:





## Lounge/Kitchen:

17'5" x 17'0" (5.30 x 5.18)

Open plan room with kitchen area comprising range of modern kitchen base units with complementary worksurfaces, wall units and tall units, Belfast sink with mixer taps and ceramic drainer, built in fridge freezer, built in washing machine, integral electric oven, electric hob, extraction hood, warming tray and microwave, sitting area, large double glazed screen entrance door, recessed spot lights, staircase to the first floor, gas fired combination boiler in cupboard, 2 radiators, double glazed rear window, space for table.



## FIRST FLOOR:

### Landing:

Access to 2 bedrooms and shower room, double glazed window, high ceiling.

### Bedroom 1:

8'5" x 12'0" (2.56 x 3.65) to face of wardrobes

Double bedroom, 2 double glazed windows, radiator, range of built in wardrobes, loft access.



### Bedroom 2:

11'0" x 8'9" (3.35 x 2.66)

Double bedroom, double glazed window, radiator.





### **Shower Room:**

6'0" x 7'0" (1.82 x 2.13)

Well-presented shower room with large shower enclosure with drencher shower off the system, vanity wash hand basin, WC with hidden cistern, double glazed window, heated radiator/towel rail, recessed spotlights.



### **OUTSIDE:**

The property has no outside space other than a bin store and pedestrian access through the walled yard.

The property has no parking, however public parking is close by, and a resident's permit can be obtained.

### **Directions:**

Leave the Settle office, go through the market square just onto Church Street, Coachman's Cottages are located across the road through an opening in the wall, number 3 is on the lefthand 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:**

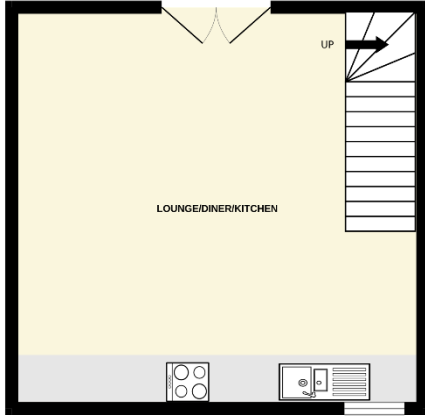
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'B'

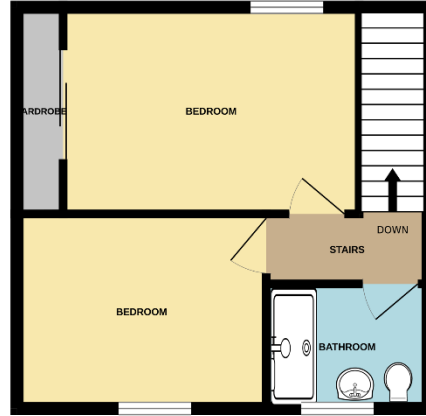
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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[www.tpos.co.uk](http://www.tpos.co.uk)

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