



**7 VICTORIA STREET, SETTLE**  
**£235,000**



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## 7 VICTORIA STREET, SETTLE, BD24 9HD

Interesting 3 bedroom stone built character cottage located in a superb and convenient position approximately 400 yards from the town centre within the popular Upper Settle area.

Accommodation is laid over 4 floors with many interesting features evident throughout including multi pane windows, exposed wooden floors, nooks and crannies.

Double glazed windows plus some single glazed windows and gas fired central heating are installed.

Small enclosed rear garden and unrestricted street parking.

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

Settle is a popular market town situated on the edge of The Yorkshire Dales National Park within stunning accessible countryside.

The town has all amenities such as independent shops, cafes etc, rail links on the Settle to Carlisle railway and a regular bus service to Skipton, Kirkby Lonsdale and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge.

#### Lower Ground Floor

Kitchen, Utility Room, WC.

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Second Floor

Third Bedroom.

#### Outside

Unrestricted Street Parking to the Front, Enclosed Rear Cottage Garden, Small Stone Outbuilding.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge:

13'3" x 23'4" (4.03 x 7.11)

Vestibuled entrance, part glazed external entrance door, solid inner door, coat hooks, large through room with double glazed windows to the front and rear, doored access to the lower ground floor, doored access to the first floor, exposed boarded flooring, gas fired central heating boiler within cupboard, vertical radiator, radiator, mock fireplace.





## LOWER GROUND FLOOR:

### Kitchen:

11'8" X 15'6" (3.55 x 4.72)

Part glazed stable rear entrance door with access to the rear garden, double glazed window with window seat, range of modern kitchen base units with complementary work surfaces, 1 ½ bowl stainless steel sink with mixer taps, built in electric oven, gas hob, extraction hood, Bosch dishwasher, built in fridge freezer, vertical radiator, shelving, boarded ceiling, tiled flooring, space for table.



### Utility Room:

6'0" x 9'11" (1.82 x 3.02)

Stainless steel sink with mixer taps, plumbing for washing machine, upvc solid side external entrance door with stone steps to Victoria Street, shelving, flagged flooring, WC off.

## FIRST FLOOR:

### Landing:

Shelved recess off the staircase, access to 2 bedrooms and bathroom, doored staircase to the second floor.



### Bedroom 1: to the front

13'4" x 8'0" (4.06 x 2.43) plus 2'7" x 5'4" (0.78 x 1.62)

Dual aspect with 2 single glazed windows, radiator, boarded floor.



### Bedroom 2: to the rear

6'8" x 8'3" (2.03 x 2.51)

Single bedroom, double glazed window, radiator.

### Bathroom:

6'5" x 6'5" (1.82 x 1.82)

3 piece white bathroom suite comprising bath with shower over off the system, WC, wash hand basin, shelved recess.



## SECOND FLOOR:

### Bedroom 3/Hobbies Room

11'0" x 15'0" (3.35 x 4.57)

Large room with reduced eaves, double glazed dormer window, radiator, eaves storage, boarded floor, double glazed gable window.





## OUTSIDE:

Unrestricted street parking to the front of the property, enclosed cottage style rear garden with pedestrian access through for the adjoining property, small stone outbuilding (former WC).



## Directions:

Leave the Settle office up the High Street onto Victoria Street, number 7 is located 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

Council Tax Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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