



**1 HIGHER CROFT STREET, SETTLE**  
**£245,000**





# 1 HIGHER CROFT STREET, SETTLE, BD24 9HQ

Superb 3 bedroom stone built end terrace property, located in a fantastic position within the popular Upper Settle area adjacent to The Green.

The property offers characterful, well-presented accommodation laid over 3 floors, with upvc double glazed windows and gas fired central heating.

Ground floor, lounge with multi fuel stove and open plan kitchen. First floor, 2 bedrooms, one double and one single plus well appointed bathroom.

To the second floor there is a large master bedroom with ensuite shower room and dormer window with outstanding views over Settle and the hills beyond.

Pleasant rear garden/sitting area and unrestricted street parking nearby.

Ideal property for first time buyer, holiday cottage, second home or investment property.

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

Settle is a popular market town situated on the edge of The Yorkshire Dales National Park, set amid scenic countryside.

The town offers all amenities including rail links on the famous Settle to Carlisle line and bus links to major centres.

The town also has independent shops, cafes, public houses etc.

## ACCOMMODATION COMPRISES:

### Ground Floor

Lounge, Kitchen.

### First Floor

Landing, 2 Bedrooms, Shower Room.

### Second Floor

Bedroom, Ensuite Shower Room

### Outside

Rear Garden Area.

## ACCOMMODATION:

### GROUND FLOOR:

#### Lounge:

12'10" x 11'10" (3.91 x 3.60)

Half glazed external entrance door to the front, multi fuel stove within recess on flagged hearth, upvc double glazed window.





### **Kitchen:**

12'10" x 9'5" (3.91 x 2.87)

Open plan to the lounge, range of modern kitchen base units with complementary work surfaces, wall units, round bowl stainless steel sink with mixer taps, built in electric oven, gas hob, extractor hood, ½ glazed rear external entrance door, staircase to the first floor, gas fired combination boiler, upvc double glazed window, space for table.



### **FIRST FLOOR:**

#### **Landing:**

Access to 2 bedrooms and bathroom, doored staircase to the second floor, boarded internal doors.

#### **Bedroom 2: to the front**

12'10" x 8'1" (3.91 x 2.46)

plus 1'10" x 5'0" (0.55 x 1.52)

Double bedroom, upvc double glazed window, radiator.



#### **Bedroom 3:**

8'5" x 7'5" (2.56 x 2.26)

Single bedroom, upvc double glazed window, radiator.





### **Shower Room:**

4'4" x 7'5" (1.32 x 2.26)

Shower enclosure with shower off the system, WC, vanity wash hand basin, recessed spotlights, upvc double glazed window, radiator.



## **SECOND FLOOR:**

### **Bedroom 1:**

21'5" X 12'10" (6.52 x 3.91)

Fantastic double bedroom with large upvc double glazed window with views over Settle, radiator, Velux roof light, part reduced eaves.



### **Ensuite Shower Room:**

Shower enclosure with electric shower over, low flush WC, pedestal wash hand basin, heated towel rail, upvc double glazed gable window.





## **OUTSIDE:**

Pedestrian access to the front and rear, rear garden up steps to flagged area with shrubs etc.



### **Directions:**

Leave the Settle office up the High Street to Victoria Street, go right onto Commercial Street, then left onto The Green, Higher Croft Street is the second row of cottages on the left, up Greenhead Lane. A for sale board is erected.

### **Tenure:**

Freehold with vacant possession on completion

### **Services:**

All mains' services are connected.

### **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.

### **Referral Fees:**

We do not receive any referral fees from solicitors, financial advisors or tradespeople.  
We give recommendations to the client for local companies to support businesses in the town.

**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

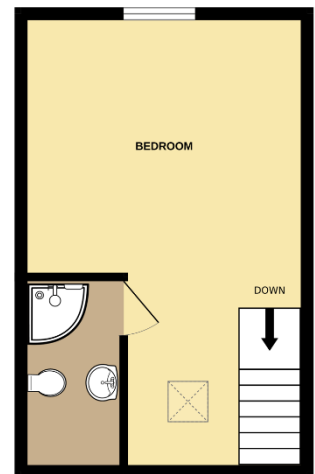
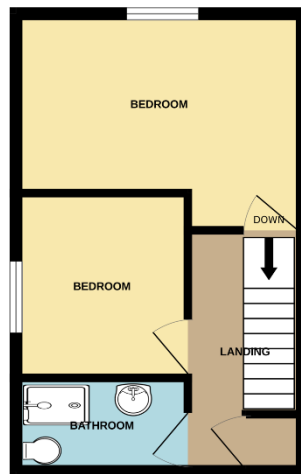
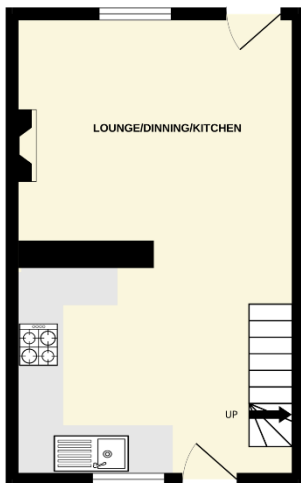
Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR

2ND 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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