



BRIDLE COTTAGE, KIRKGATE, SETTLE

£244,950





BRIDLE COTTAGE, KIRKGATE, SETTLE, BD24 9DZ

Very well presented, 3 bedroomed stone-built character cottage, located in a superb and very convenient position on Kirkgate approximately 50yards from the centre of town.

Property offers well maintained and presented accommodation laid over three floors plus a cellar.

The property is currently utilised as a holiday cottage and as such is in immaculate condition, decorated and furnished throughout to a very high standard and specification, which could be incorporated within the sale.

Alternatively, the property would be ideally suited for first time buyer, second home, or holiday cottage to be continued.

The property has double glazed timber windows to the front, double glazed upvc windows to the rear, gas fired central heating and is connected to mains services.

Many interesting character features are still evident in the property, including exposed stone walls, thick walls, etc.

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

The property is within easy access of the town's amenities with a carpark approximately 50yards away. Railway station 50 yards on the famous Settle to Carlisle Railway.

The town has all local amenities including shops, pubs, cafes, recreational facilities, educational facilities etc.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen

Lower Ground Floor

Cellar

First Floor

Landing, Bedroom, Bathroom

Second Floor

Landing, 2 Bedrooms

Outside

Restricted Temporary Parking to the Front for Unloading, Small Paved Area to the Rear to Shared Courtyard.

ACCOMMODATION:

GROUND FLOOR:





Lounge:

10'11" x 15'0" (3.32 x 4.57) plus 3'10" x 4'1" (1.16 x 1.24)

Upvc part glazed external entrance door, timber double glazed window, multi fuel stove within recessed fireplace with stone fire surround and flagged hearth, ½ glazed external door, staircase to the first floor, access to the cellar via trap door, radiator.



Kitchen:

5'4" x 9'3" (1.62 x 2.81)

Range of kitchen base units with complementary worksurfaces, wall units, ceramic sink with mixer taps, double glazed window, cooker point, tiled flooring, plumbing for dishwasher and washer.



LOWER GROUND FLOOR:

Cellar:

Under the lounge.

FIRST FLOOR:

Landing:

3'0" x 6'9" (0.91 x 2.05)

plus 7'8" x 3'0" (2.33 x 0.91)

Access to bedroom 1 and bathroom, staircase to the second floor, radiator, boarded doors to bedroom and bathroom, upvc double glazed window.

Bedroom 1: to the front

11'10" x 11'5" (3.60 x 3.48)

Double bedroom, double glazed window, radiator.





Bathroom:

6'4" x 6'9" (1.93 x 2.05)

3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, upvc double glazed window, tiled flooring, heated towel rail, recessed spotlights.



SECOND FLOOR:

Landing:

5'9" X 4'5" (1.75 x 1.34)

Upvc double glazed window, loft access, radiator, access to 2 bedrooms, boarded doors.

Bedroom 2: to the front

12'0" x 11'10" (3.65 x 3.60)

Double bedroom, timber double glazed window, radiator.



Bedroom 3: to the rear

6'9" x 9'8" (2.05 x 2.94)

Upvc double glazed window, cupboard housing gas fired central heating boiler, radiator, bulkhead store cupboard.





OUTSIDE:

Restricted Temporary Parking to the Front for Unloading, Small Paved Area to the Rear to Shared Courtyard.



Directions:

Leave the Settle office down Cheapside, cross the road onto Kirkgate and Bridle Cottage is on the righthand side, there is no for sale board.

Tenure:

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.

Age:

Pre 1850

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd. The property is currently utilised as a holiday cottage, so viewings must be conducted on changeover day, which is Friday afternoons.

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.

N.B. The property is currently utilised as a holiday cottage and the financial information can be provided to interested parties as regards turnover etc.

