



**3 ALBERT HILL, SETTLE**  
**£195,000**





### 3 ALBERT HILL, SETTLE, BD24 9HE

Charming, 2-bedroom, stone-built cottage, located in the popular Upper Settle area.

This delightful mid terraced character cottage offers a rare opportunity to own a home within the stunning Yorkshire Dales National Park.

Situated approximately 400 metres from the Market Square, the property is perfectly positioned for enjoying the town's amenities while benefiting from a peaceful setting.

Well-presented and decorated throughout with gas fired central heating, double glazed windows and off-street parking.

Spacious & characterful layout, internal viewing highly recommended. No onward chain, ready for immediate occupation.

Ideal as a holiday home, second home, retirement property, or investment opportunity.

Early viewing is essential to appreciate its size, layout, and excellent condition.

#### ACCOMMODATION COMPRISES:

##### Ground Floor

Entrance Hall, Lounge, Kitchen

##### First Floor

Landing, 2 Bedrooms, Bathroom

##### Outside

Forecourt Parking Area, Rear Yard, 2 Sheds

#### ACCOMMODATION:

##### GROUND FLOOR:

##### Entrance Hall:

2'10" x 6'2" (0.86 x 1.88) plus staircase

Part glazed wooden external entrance door, staircase to the first floor, radiator.

##### Lounge:

10'7" x 10'8" (3.22 x 3.25)

Double glazed timber mullioned window, electric wall mounted fire, radiator, understairs storage, wood floor.





**Kitchen:**

13'10" x 5'10" (4.21 x 1.77)

Range of modern kitchen base units with complementary worksurfaces, stainless steel sink with mixer taps, wall cupboards, electric cooker point, double glazed timber window, ½ glazed rear external entrance door, shelved understairs storage.

**FIRST FLOOR:****Landing:**

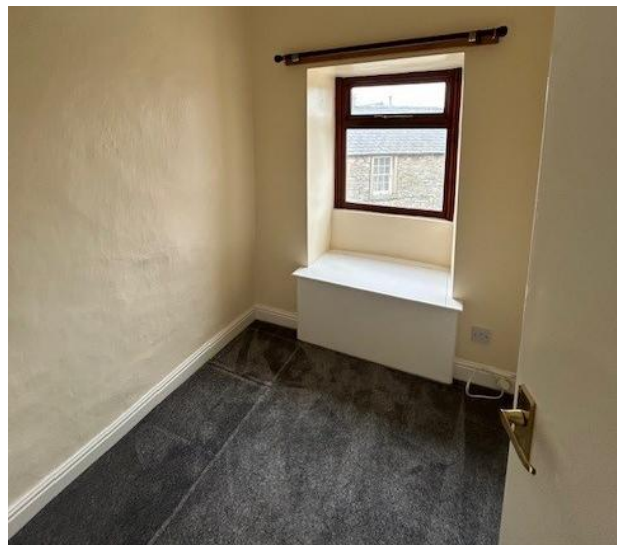
6'1" x 9'0" (1.85 x 2.74)

Access to 2 bedrooms, bathroom, double glazed timber window, radiator, shelved bulkhead cupboard.

**Bedroom 1:**

7'7" x 10'0" (2.31 x 3.04)

Double glazed timber window, radiator, gas fired combination boiler in cupboard.

**Bedroom 2:**

5'9" x 6'8" (1.75 x 2.03)

Double glazed timber window, radiator.

**Bathroom:**

7'6" x 5'4" (2.28 x 1.62)

Well-appointed bathroom with 3-piece white bathroom suite, bath with mixer taps, pedestal wash hand basin, vertical radiator, double glazed timber window.

**OUTSIDE:**

Forecourt area, pedestrian access to the rear around the adjoining properties, small rear yard.

**Shed:**

7'8" x 3'3" (2.33 x 0.99)

Plus, additional shed.

**Directions:**

Leave the Settle office up the high street onto Victoria Street. At the top go left onto Albert Hill, No.3 is 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

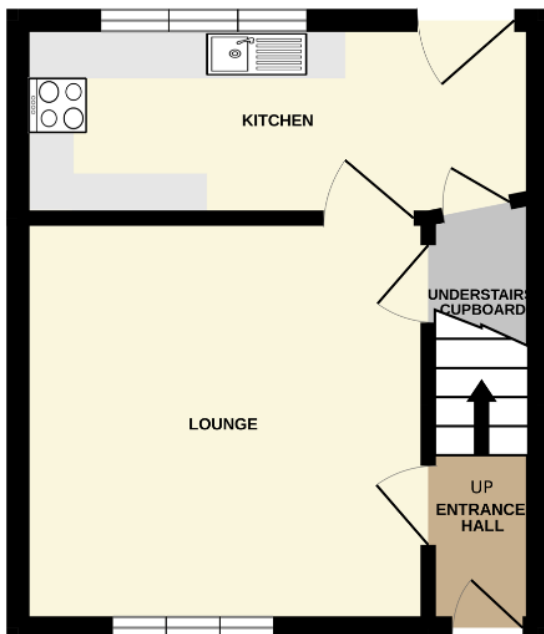
Council Tax Band 'B'



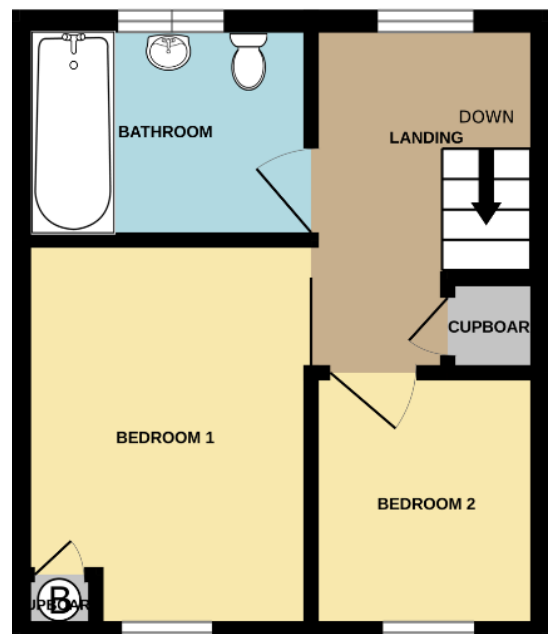
3 ALBERT HILL SETTLE BD24 9HE		Energy rating <b>E</b>
Valid until <b>26 May 2031</b>	Certificate number <b>2533-0001-7205-4519-3214</b>	

Score	Energy rating	Current	Potential
92+	<b>A</b>		93 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	46 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

GROUND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (39.0 sq.m.) approx.

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 is given as to their operability or efficiency.

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