



1 CASTLEBERGH COTTAGES, SETTLE £165,000



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1 CASTLEBERGH COTTAGES, CASTLEBERG LANE, SETTLE, BD24 9ET

Interesting, one bedroom, extended, semi-detached stone-built cottage located in a superb position approximately 150 metres from the centre of town, offering accommodation laid over 3 floors.

Tastefully upgraded by the current owners over the past few years with quality fixtures and fittings and a good eye for detail.

Many character features are evident throughout such as wood burning stove, exposed stone walls and handmade boarded internal doors.

The cottage has modern kitchen and bathroom fittings and a quirky layout.

Upvc double glazed windows and gas fired central heating are installed, and the property is decorated and presented to a high standard, ready for immediate occupation with no onward chain.

Currently utilised as a holiday cottage which could continue or ideal starter home, second home or investment property.

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

Located close to the town's amenities yet away from the crowds.

Settle is a busy and popular market town located on the edge of the Yorkshire Dales National Park. This cottage is right on the Dales Park boundary nestling under Castleberg rock.

Settle has all local amenities including independent shops, cafes and public houses plus recreational and education facilities.

Transport is via regular bus and train services to major centres.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, WC/Shower Room

Lower Ground Floor

Kitchen, Boot Room

First Floor

Double Bedroom, Ensuite Bathroom

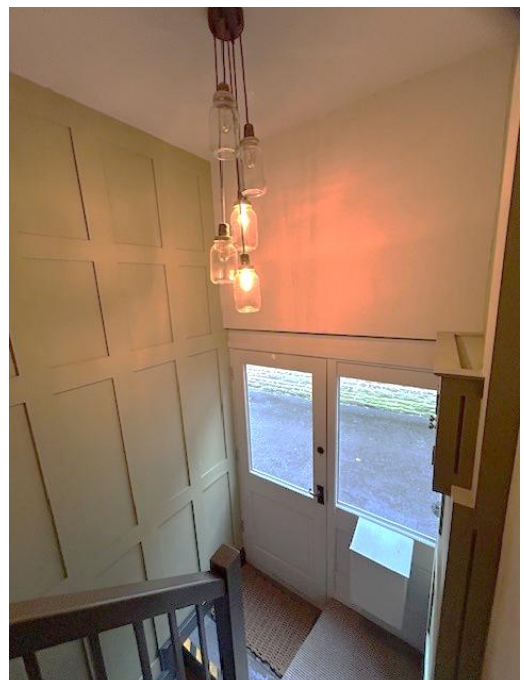
ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

5'7" x 5'10" (1.70 X 1.77)

Half glazed external entrance door and side panel, steps up to the lounge, steps down to lower ground floor.





Lounge:

10'6" x 15'0" (3.20 X 4.57) plus 4'5" x 2'10" (1.34 X 0.86)

Staircase to the first floor, staircase down to the kitchen, handmade boarded internal doors, multifuel stove within recessed fireplace, flagged hearth, exposed stone wall, 2 upvc double glazed windows, shelved recess.



WC:

4'0" x 6'3" (1.21 X 1.90)

plus 3'0" x 4'0" (0.91 x 1.21)

Off the lounge with WC, pedestal wash hand basin, radiator, shower.

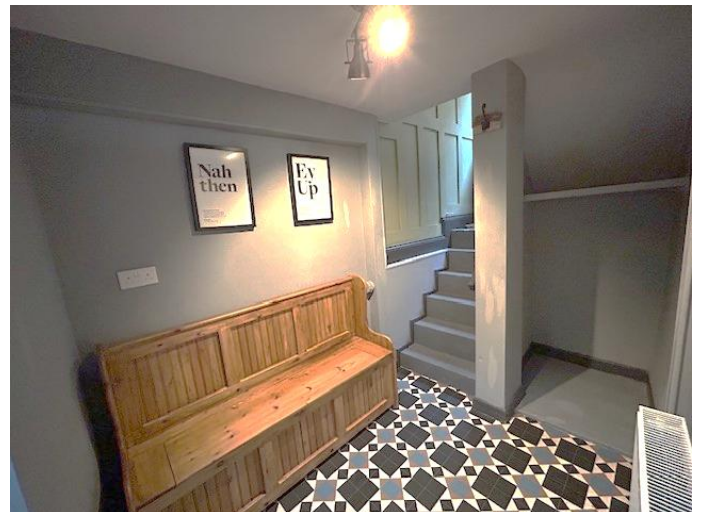
LOWER GROUND FLOOR:

Rear Entrance/Boot Room:

Glazed upvc double glazed external door with side panel, radiator, understairs storage area.

Inner Lobby:

Staircase to the ground floor.



Kitchen:

11'0" x 9'9" (3.35 x 2.97)

Range of kitchen base units with complementary worksurfaces, wall cupboards, stainless steel sink, gas cooker point, 2 upvc double glazed windows with shutters, radiator, space for table, recessed spotlights, boarded floor, under stair cupboard with plumbing for washing machine.





Cellar Area:

11'0" x 9'9" (3.35 x 2.97)

Accessed by trap door in the kitchen, reduced height, but useful storage area.

FIRST FLOOR:

Bedroom 1:

10'6" x 13'2" (purlin to wall) (3.20 x 4.01)

Double bedroom, open ceiling, exposed purlins, Velux roof light with blind, radiator, boarded flooring, handmade boarded doors, bulkhead cupboard housing gas fired central heating boiler and hanging space.



Ensuite Bathroom:

Superb bathroom comprising freestanding slipper bath with side taps, vanity wash hand basin with mixer taps and reclaimed base cupboard, low flush WC, walk in shower enclosure with drencher shower over, 2 vertical radiators, upvc double glazed gable window, open ceiling, Velux roof light, recessed spotlights.



Directions:

Leave the Settle office to the rear up Castle Hill, at the top go right onto Castlebergh Lane, Number 1 is on the right hand side.

Tenure:

Freehold with vacant possession on completion



Services:

All Mains services are connected to the property.

Age:

1850s

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 'A'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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