



## 11 CRAVEN COTTAGES, SETTLE

£195,000







## 11 CRAVEN COTTAGES, SETTLE, BD24 9DF

2 Bedroomed, extended, mid terraced cottage, located in a convenient position approximately ¼ of a mile from the centre of town, within a popular residential area.

The cottage offers well maintained and presented accommodation laid over two floors and has good sized gardens to the front and enclosed rear yard.

Accommodation comprises, good size lounge with aspects over the garden, large rear single storey kitchen extension with extensive range of kitchen units. First floor, two bedrooms and modern bathroom.

Upvc double glazed windows and gas fired central heating are installed.

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

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

Settle is a busy, popular market town set amid stunning countryside on the edge of the Yorkshire Dales National Park.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Kitchen

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Outside

Enclosed Fore Garden, Rear Yard Area.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

##### Lounge:

14'10" x 15'6" (4.52 x 4.72) inclusive of staircase

½ glazed upvc external entrance door, upvc double glazed window, doored staircase to the first floor, flame effect gas fire in wood fire surround, marble effect inset/hearth, understairs store cupboard, radiator.





### **Kitchen:**

16'11" x 8'3" (5.15 x 2.51)

Rear extension comprising extensive range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, stainless steel extraction hood, ½ glazed upvc side external entrance door, upvc double glazed window, radiator, plumbing for washing machine, space for table.



### **FIRST FLOOR:**

#### **Landing:**

Access to 2 bedrooms and bathroom, radiator, loft access.

#### **Bedroom 1:**

13'6" x 8'0" (4.11 x 2.43) plus lobby.

To the front, double bedroom, upvc double glazed window, radiator, built in wardrobe.



#### **Bedroom 2:**

10'5" x 7'6" (3.17 x 2.28)

Upvc double glazed window, bulkhead cupboard, radiator.





**Bathroom:**

6'3" x 8'5" (1.90 x 2.56)

3-piece white bathroom suite, comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, heated towel rail, upvc double glazed window, Baxi gas fired central heating boiler in cupboard, boarded ceiling.

**OUTSIDE:****Front:**

Good sized fenced garden with access off path. Lawned area, flower beds, patio.

**Rear:**

Small yard area.

**Directions:**

Leave the Settle office down the Market Square onto Church Street, go under the Railway Bridge and turn left onto Marshfield Road. At the bottom go straight across the road behind Craven Terrace onto Craven Cottages, No.11 is on the lefthand 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'

11 Craven Cottages SETTLE BD24 9DF		Energy rating <b>D</b>
Valid until <b>3 April 2035</b>	Certificate number <b>3635-9824-3400-0104-8206</b>	
Property type	Mid-terrace house	
Total floor area	61 square metres	



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

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[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

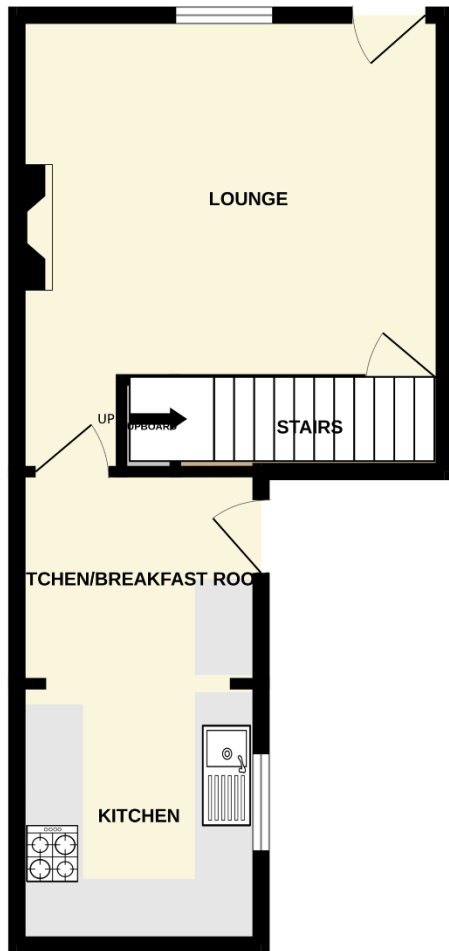
Tel: 015242 62458

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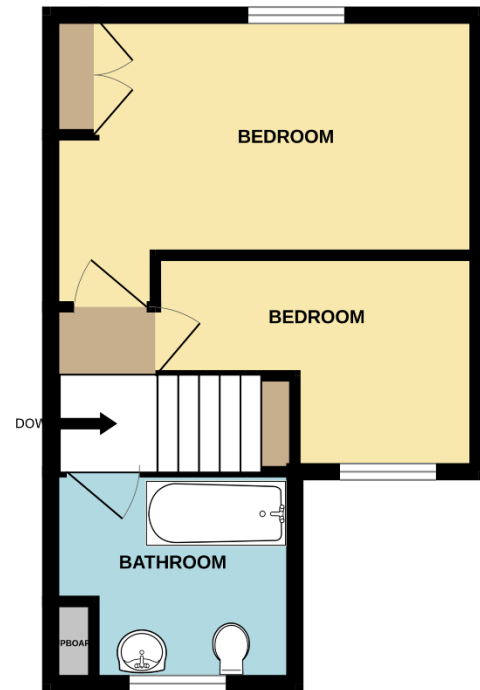
These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.



GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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 as to their operability or efficiency can be given.  
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