



**5 HIGH HILL GROVE STREET, SETTLE**  
**£215,000**



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## 5 HIGH HILL GROVE STREET, SETTLE, BD24 9QH

Well appointed two bedroomed terraced cottage style property, located in a superb position approximately a quarter of a mile level walk from the centre of town, offering light and airy accommodation laid over two floors.

Stone faced to the front under blue slate roof.

Accommodation provides open plan living to the ground floor, with large lounge/dining room, kitchen with range of kitchen units and appliances.

First floor landing with access to two bedrooms, bedroom one to the front, good sized double bedroom, single bedroom to the rear and large house bathroom.

Outside, unrestricted street parking to the front, enclosed rear yard, upvc double glazed windows, and gas fired central heating, decorated and presented to a good standard.

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

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

Settle is a busy Market Town on the edge of the Yorkshire Dales National Park, the town has all local amenities, including independent shops, pubs, cafes, recreational facilities, educational and transport links to major centres via the famous Settle to Carlisle line to Skipton, Leeds and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Vestibuled Entrance, Lounge/Dining Room, Kitchen

#### First Floor

Landing, 2 Bedrooms, Bathroom

#### Outside

Fore Garden, Unrestricted Street Parking, Rear Enclosed Yard.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Vestibuled Entrance:

2'10" x 3'0" (0.86 x 0.91)

Upvc part glazed external entrance door with fan light over.

##### Lounge/Dining Room:

##### Lounge Side:

12'6" x 12'6" (3.81 x 3.81)

Good sized through room with upvc double glazed window to the front, flame effect gas fire within wood fire surround with marble effect inset and hearth, staircase to the first floor, radiator.



### **Dining Side:**

12'6" x 9'1" (3.81 x 2.76)

Upvc double glazed rear window, access to the kitchen, under stairs store cupboard.



### **Kitchen:**

9'6" x 8'3" (2.89 x 2.51)

Range of kitchen base units with complementary worksurfaces, stainless steel sink with mixer taps, electric oven, gas hob, extractor hood, wall units, ½ glazed side external entrance door, upvc double glazed window, gas fired central heating boiler.



### **FIRST FLOOR:**

#### **Landing:**

5'2" x 11'0" (1.57 x 3.35)

Access to 2 bedrooms and bathroom, bulkhead store cupboard.

#### **Bedroom 1:to the front**

11'6" x 11'2" (3.50 x 3.40)

Double bedroom, upvc double glazed window, cast iron radiator, alcove cupboards, laminated flooring.







**Bedroom 2:**

7'2" x 10'10" (2.18 x 3.30)

Upvc double glazed window, built in wardrobe, radiator.



**Bathroom:**

8'2" x 9'2" (2.48 x 2.79)

Good sized room, 3 piece white bathroom suite comprising P bath with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, radiator, boarded ceiling.

**OUTSIDE:**

**Front:**

Small fore garden, unrestricted street parking.

**Rear:**

Enclosed rear yard.



**Directions:**

Leave the Settle office down Cheapside, go left on to Duke Street, proceed approximately a quarter of a mile, and turn left on to High Hill Grove Street, No 5 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:**

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Broughton Road  
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Council Tax Band 'C'



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