



**4 VICTORIA STREET, SETTLE**  
**£210,000**



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## 4 VICTORIA STREET, SETTLE, BD24 9HD

Charming, two bedroom, stone built, Grade II listed character cottage, located in a superb position near to the centre of town.

The property offers interesting accommodation laid over three floors, with some features evident such as stone staircase and some mullioned windows.

Lounge with wood burning stove in stone fireplace, and inner lobby, to the ground floor.

Large kitchen to the lower ground floor. Two bedrooms to the first floor.

Unrestricted street parking to the front, small rear yard area.

Gas fired central heating, single glazed multipaned windows.

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

Well worthy of internal inspection to fully appreciate the layout, character, as well as the convenient position approximately 150 yards from the Market Square.

Settle is a busy and popular Market Town set amid stunning countryside nestling under Castleberg rock and the edge of the Yorkshire Dales National Park.

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

Transport links to other centres via bus service to Skipton and Lancaster and rail links on the famous Settle to Carlisle Railway.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Inner Lobby, Bathroom

#### First Floor

Landing, 2 Bedrooms

#### Lower Ground Floor

Kitchen/living area

#### Outside

Unrestricted Street Parking, Rear Yard Area, Small Stone Outbuilding

### ACCOMMODATION:

#### GROUND FLOOR:





### Lounge:

10'9" x 14'8" (3.27 x 4.47)

Good sized room, part glazed external entrance door with fan light over, single glazed multi paned window, exposed stone wall plus feature fireplace with inset wood burning stove, radiator.



### Inner Lobby:

8'7" x 5'10" (3.27 x 1.77)

With staircase to the first floor, staircase to the lower ground floor, access to the bathroom, single glazed mullioned windows, radiator.

### Bathroom:

8'0" x 7'10" (2.43 x 2.38)

3-piece white bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, generous airing cupboard, radiator, single glazed mullioned window.



### LOWER GROUND FLOOR:

#### Kitchen:

14'4" X 19'6" (4.36 x 5.94)

Large living/dining kitchen, with range of base units with complementary worksurfaces, wall units, stainless steel sink, cooker point, wall mounted gas fire, multi pane single glazed window, radiator, beamed ceiling, ample space for dining table; plus additional seating, gas fired central heating boiler, part glazed rear entrance door, stone staircase to ground floor.







## FIRST FLOOR:

### Landing:

Access to 2 bedrooms, pine internal doors, loft access.

### Bedroom 1: to the front

14'6" x 10'6" (4.42 x 3.20)

Double bedroom, single glazed multi paned window, radiator.



### Bedroom 2: to the rear

8'2" x 11'0" (2.48 x 3.35)

Single glazed multi paned window, radiator.  
Bulkhead store cupboard.



## OUTSIDE:

### Front:

Unrestricted street parking.

### Rear:

Small yard area, small outbuilding.



**Directions:**

Leave the Settle office up the High Street, go left onto Victoria Street, number 4 is located on the right hand side. A for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All Mains services are connected to the property.

**Age:**

1645

**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:**

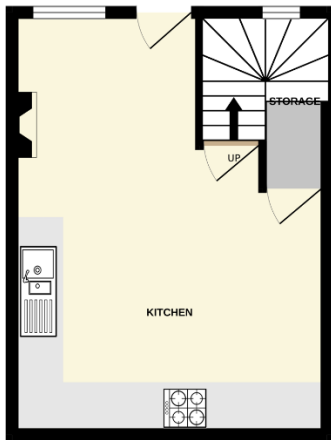
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

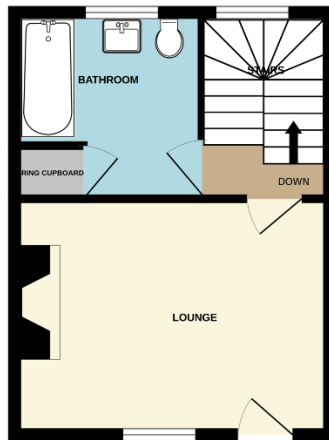
4 Victoria Street SETTLE BD24 9HD		Energy rating <b>E</b>
Valid until <b>7 April 2035</b>	Certificate number <b>6800-1982-0322-7409-3453</b>	



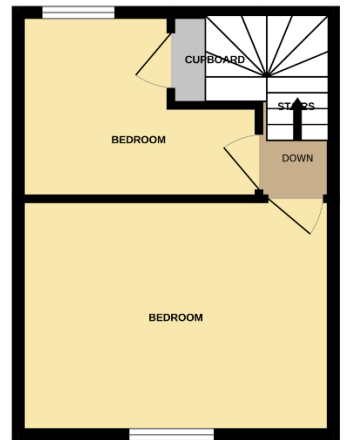
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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