



8 VICTORIA STREET, SETTLE
£199,950



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8 VICTORIA STREET, SETTLE, BD24 9HD

Two bedroom, stone built, mid terraced character cottage located in a very convenient position within the popular Upper Settle area of town approximately 200 metres from the market square.

Accommodation laid over four floors, in need of some modernisation, but offering huge potential.

Ground floor, solid external entrance door, through room with feature fireplace. Lower ground floor, large dining kitchen with rear entrance door. First floor, double bedroom and bathroom. Second floor, double bedroom with dormer window.

Unrestricted street parking to the front, enclosed rear garden.

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

Many interesting features evident including multi pane windows, doored alcoves etc.

Well worthy of internal inspection to appreciate the size of the accommodation and the scope.

Settle is a busy and popular market town located right on the edge of The Yorkshire Dales National Park.

The town has all local amenities including independent shops, cafes, recreational facilities and transport links to Skipton, Leeds and Lancaster via rail or bus.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge/Dining Room.

Lower Ground Floor

Living Kitchen.

First Floor

Landing, Bedroom, Bathroom.

Second Floor

Attic Bedroom.

Outside

Unrestricted Street Parking to the Front of the Property, Pedestrian Access around the Rear of Adjoining Properties to Small Private Garden Area.



ACCOMMODATION:

GROUND FLOOR:

Lounge/Dining Room:

13'7" x 11'0" (4.14 x 3.35) plus 9'4" x 8'3" (2.84 x 2.51)

Through room with solid external entrance door and single glazed window with shutters to the front, double glazed window to the rear, 2 doored cupboards, shelved cupboard, flame effect gas fire within feature fireplace with wood fire surround, tiled inset and hearth, doored staircase to the lower ground floor, staircase to the first floor.



LOWER GROUND FLOOR:

Living Kitchen:

10'9" x 21'2" (3.27 x 6.45)

Through room, half glazed rear stable door, upvc double glazed window, range of old style base units with worksurfaces, wall cupboards, stainless steel sink, space for table, gas cooker point.



FIRST FLOOR:

Landing:

Access to Bedroom and bathroom, doored staircase to the second floor.



Bedroom 1:

11'0" x 13'7" (3.35 x 4.14) max

Double bedroom, large multi pane single glazed window, ornate cast iron fireplace in surround.



Bathroom:

9'7" x 5'10" (2.92 x 1.77)

Large bathroom with 3 piece white bathroom suite comprising cast iron bath with power shower over, rail and curtain, pedestal wash hand basin, WC, cylinder cupboard housing cylinder with immersion heater, single glazed sash window.



SECOND FLOOR:

Bedroom 2/Attic Room:

11'0" x 14'2" (3.35 x 4.31)

Double room, upvc double glazed dormer window, open ceiling, eaves storage.





OUTSIDE:

Front:

Unrestricted street parking.

Rear:

Enclosed rear garden and small outbuilding.



Directions:

Leave the Settle office down the High Street, go left onto Victoria Street, number 8 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.

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.

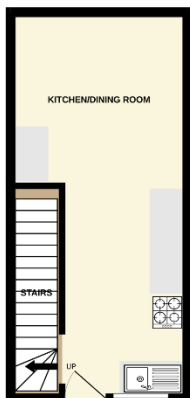
Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

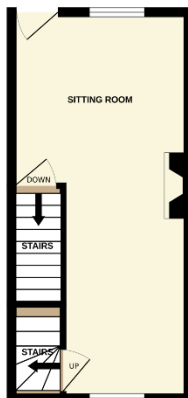
8 Victoria Street SETTLE BD24 9HD		Energy rating G
Valid until 28 May 2035	Certificate number 2281-3050-9205-2795-8200	

Property type	Mid-terrace house
Total floor area	90 square metres

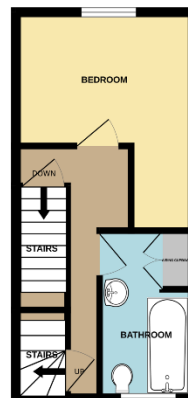
LOWER GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



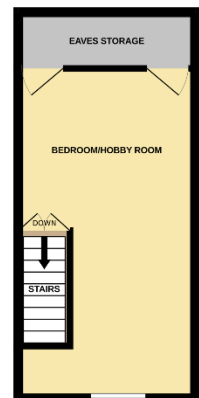
UPPER GROUND FLOOR
243 sq.ft. (22.5 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



3RD FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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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