



7 CRAGDALE LODGE, SETTLE

£395,000





7 CRAGDALE LODGE, SETTLE, BD24 9DU

Spectacular two bedroom contemporary style second floor apartment located within this historic listed building which is situated near to the centre of town.

The apartment offers spacious accommodation with quality fixtures and fittings throughout.

Entrance is via a shared entrance lobby at ground floor level with feature return staircase up to the second floor apartment. Access to principal rooms, large open plan lounge, dining room and kitchen with open ceiling and exposed roof timbers, bi folding doors leading to fantastic balcony having stunning views over Settle towards Castleberg.

Well equipped modern kitchen area with integral appliances, central hallway, master bedroom with 4 Velux roof lights, steps down to well appointed en suite bathroom, second double bedroom, large 3 piece house bathroom.

Outside, 2 allocated parking spaces, and second floor balcony.

Double glazed windows throughout, gas fired central heating, decorated and presented to a very high specification and standard, ready for immediate occupation.

Ideal property for professional couple, family, holiday let or investment purposes.

The property is currently operated as a holiday let which could be continued by the eventual purchaser if required.

Viewing is strongly recommended to fully appreciate the whole building and the apartment's spaciousness and contemporary style.

Located in a convenient position near to the centre of town which offers all local amenities and facilities including a range of independent shops, cafes, public houses, recreational facilities including the famous Victoria Hall and transport links to major centres via the famous Settle to Carlisle railway to Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

GROUND FLOOR/FIRST FLOOR/SECOND FLOOR

Communal Entrance Hall with intercom entry and Feature Staircase, external doors to the front and Rear and access to the Lower Ground Floor Storage Area.

ACCOMMODATION:

SECOND FLOOR:

Entrance Hall:

4'4" x 4'3" (1.32 x 1.29) plus 3'3" x 14'0" (0.99 x 4.26)

Access to the kitchen/lounge, 2 bedrooms and house bathroom, open ceiling, exposed timbers, radiator.



Kitchen/Lounge/Dining Room:

17'5" x 28'7" (5.30 x 8.71) plus 12'2" x 10'3" max (3.70 x 3.12)

Very spacious open plan room with exposed roof truss and purlins, 2 sets of bi folding doors with access to the balcony, superb views towards Castleberg, double glazed gable window, 3 Velux roof lights, 3 radiators, part wood flooring, part carpeted.



Kitchen Area:

Extensive range of modern kitchen base units with complementary solid quartz worksurfaces, breakfast bar, 1 ½ bowl sink with mixer tap, NEFF induction hob, NEFF built in double oven, NEFF dishwasher, Fridge/Freezer.





Bedroom 1:

9'6" x 18'0" (2.89 x 5.48)

Fantastic double bedroom, exposed roof truss, reduced eaves, 4 Velux roof lights, radiator, eaves storage, large cupboard housing gas fired combination boiler, steps to en suite bathroom.



En Suite Bathroom:

8'1" x 11'3" (2.46 x 3.42)

Large bathroom with 4 piece white bathroom suite comprising free standing bath with side tower taps, large shower enclosure with drencher shower off the system, low flush WC with hidden cistern, vanity wash hand basin, tiled walls, tiled floor, double glazed window, two heated towel rails.



Bedroom 2:

12'0" x 8'8" (3.65 x 2.64) to face of wardrobes

Double glazed gable window, eaves storage, built in wardrobes, radiator.





House Bathroom:

8'4" x 6'9" (2.54 x 2.05)

3 piece white bathroom suite comprising free standing bath with side tower taps on plinth, vanity wash hand basin, WC with hidden cistern, Velux roof light, tiled walls, tiled floor, heated towel rail, cupboard housing plumbing for washing machine.



OUTSIDE:

Balcony:

7'8" x 17'9" (2.33 x 5.41)

2 Parking spaces, shared bin store, storage area at lower ground floor level. Decked area with glass balustrades and superb views.



**Directions:**

Leave the Settle office down Cheapside, turn left onto Duke Street, Cragdale Lodge is located on the left hand side.

Tenure:

Leasehold, 999 years from January 2016, ground rent £250.00 per annum, management charges £160.00 per month.

Services:

All Mains services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that the risk of flooding is very low.

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 'D'



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



SECOND 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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