



**27 VICTORIA STREET, SETTLE**  
**£189,999**



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# 27 VICTORIA STREET, SETTLE, BD24 9HD

Superb 2 bedoomed stone built character cottage, located in an enviable position within the popular upper Settle area of the town. Offering interesting, well maintained accommodation with many charming features evident.

Good sized lounge with multifuel stove open to dining kitchen with range of modern units plus utility space and WC to the ground floor. Two double bedrooms, well appointed modern shower room and laundry to the first floor plus access to the rear patio off the landing.

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

Decorated and presented to a high standard and ready for immediate occupation.

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

The cottage sits just within The Yorkshire Dales National Park approximately ¼ of a mile from the centre of town.

Settle is a busy and sought after Market Town set amid outstanding countryside with local amenities including independent shops, cafes and public houses plus recreational and education facilities and transport links to Leeds, Lancaster and Skipton.

## ACCOMMODATION COMPRISES:

### Ground Floor

Lounge, Kitchen/Dining Room, Lobby, Utility Room, WC.

### First Floor

Landing, 2 Bedrooms, Bathroom

### Outside

Small Patio to the Rear

## ACCOMMODATION:

### GROUND FLOOR:

#### Lounge:

11'2" x 14'9" (3.40 x 4.49)

Half glazed external entrance door, upvc double glazed window, multi fuel stove in recessed fireplace on flagged hearth, beamed ceiling, doored staircase to first floor, access to the kitchen.





### **Kitchen/Dining Room:**

7'8" x 18'0" (2.33 x 5.48)

### **Kitchen Area:**

Range of modern kitchen base units with complementary worksurfaces, wall cupboards, sink with mixer tap, gas cooker point, built in fridge.



### **Dining Area:**

Upvc double glazed window, space for table, stove within recessed on tiled hearth with stone head, radiator.





## **Lobby:**

Understairs store cupboard.

## **Utility Room:**

4'10" x 7'5" (1.47 x 2.26)

Worksurface, plumbing for washing machine, shelving, WC off.



## **WC:**

4'1" x 5'0" (1.24 x 1.52)

Wash hand basin and WC.

## **FIRST FLOOR:**

### **Landing:**

2'8" x 8'7" (813 x 2.61)

Access to 2 bedrooms and shower room, panelled doors, half glazed rear external entrance door.

### **Bedroom 1:**

9'5" x 14'4" (2.87 x 4.36)

Double bedroom, upvc double glazed window, radiator, bulkhead store cupboard.





## **Bedroom 2:**

10'4" x 9'0" (3.15 x 2.74)

Double bedroom, upvc double glazed window, radiator.



## **Shower Room:**

7'0" x 8'6" (2.13 x 2.59)

Large shower enclosure with shower off the system, vanity wash hand basin, WC with hidden cistern, upvc double glazed window, heated towel rail, cupboard housing gas fired central heating boiler, recessed spotlights.



## **OUTSIDE:**

### **Front:**

Small foregarden with plants and shrubs. A short walk up the hill there is a small outbuilding for storage.

### **Rear:**

Small patio area accessed off the first-floor landing.



**Directions:**

Leave the Settle office up the High Street onto Victoria Street, number 27 is on the left hand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All Mains services are connected to the property.

**Age:**

1850s

**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.**

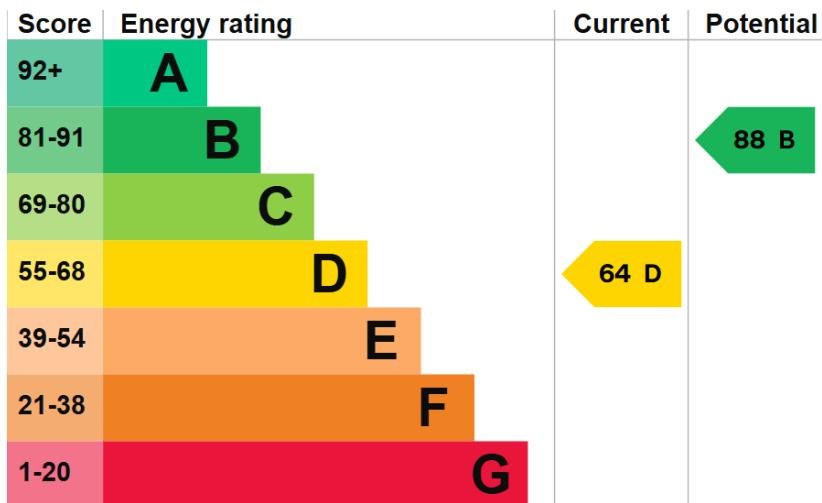
**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**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'



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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.