



**7 DAWSONS COURT, SETTLE**  
**£155,000**





## 7 DAWSONS COURT, SETTLE, BD24 9RX

Two bedroom first floor apartment situated within this well presented complex in the centre of Settle conveniently positioned close to the market Square and the town's amenities but away from the crowds.

Easily managed accommodation comprising spacious open plan lounge/kitchen. Double bedroom, single bedroom and bathroom.

Gas fired central heating and double glazed timber windows.

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

Well worthy of internal inspection to fully appreciate the size and location.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall

#### First Floor

Inner Hallway, Lounge/Kitchen, 2 Bedrooms, Bathroom.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Shared area with part glazed external door with entry system, communal hallway and staircase to apartments, solid entrance door to the apartment on the first floor.

#### FIRST FLOOR:

##### Inner Hallway:

5'1" x 4'7" (1.54 x 1.39) plus 2'11" x 5'8" (0.88 x 1.72)

Access to the lounge/kitchen, 2 bedrooms and bathroom, radiator, coat hooks.

##### Lounge/Kitchen:





### **Kitchen Side:**

9'0" x 8'0" (2.74 x 2.43)

Good size open plan room with kitchen to one side comprising range of base units with complementary worksurfaces, wall units, built in electric cooker, gas hob with extractor hood over, stainless steel sink with mixer taps, dishwasher, built in fridge freezer.



### **Lounge Side:**

10'11" x 18'3" (3.32 x 5.56)

With space for 3 piece suite and dining table, double glazed window, radiator, cupboard housing gas fired central heating boiler, deep cupboard with shelves.



### **Bedroom 1:**

9'2" x 12'1" (2.79 x 3.68)

Double bedroom, double glazed window, radiator.



**Bedroom 2: to the rear**

9'1" x 6'3" (2.76 x 1.90)

Single bedroom, double glazed window, radiator.

**Bathroom:**

5'10" x 10'10" (1.77 x 3.30)

4 piece white bathroom suite comprising bath with shower over off the taps, shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, heated towel rail.

**Directions:**

Leave the Settle office across the market square, go behind The Naked Man Café, Dawsons Court is facing, a for sale board is erected.

**Floor Area:**

518 ft<sup>2</sup>

**Tenure:**

Freehold with vacant possession on completion

**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:**

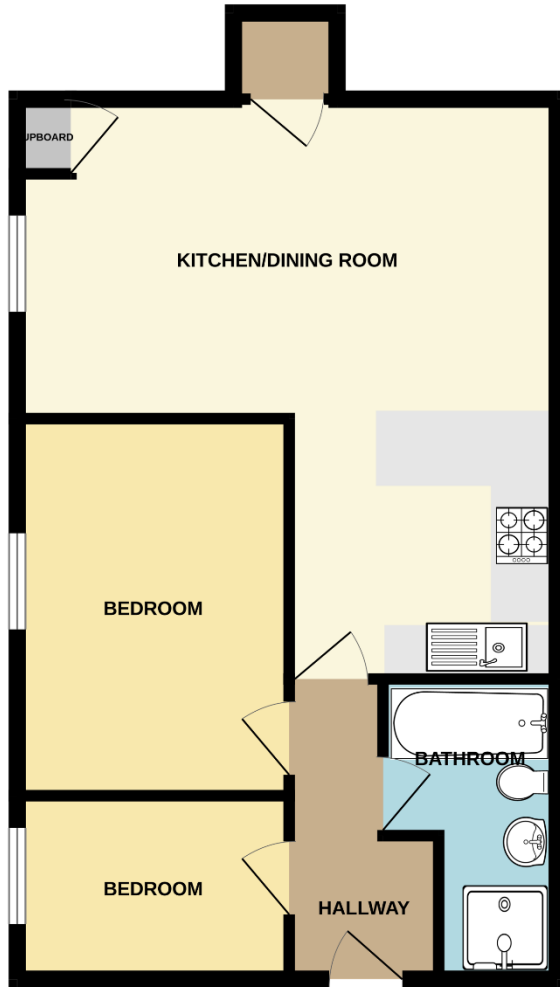
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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