



1 HALSTEADS COTTAGES, SETTLE

£230,000





1 HASTEAD COTTAGES, SETTLE, BD24 9QJ

Well appointed 2 bedroom end terraced property located in a good position approximately a quarter of a mile level walk to the Market Square within a popular residential area of the town.

Decorated and presented to a good standard with upvc double glazed windows and gas fired central heating, plus multi fuel stove in the lounge.

Modern kitchen to the rear with complementary worksurfaces and slate flooring. Two good sized double bedrooms and modern house bathroom.

Unrestricted street parking to the front plus enclosed rear yard area.

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

Well worthy of internal inspection to appreciate the size and character plus the location and condition, offered with no onward chain.

Settle is a popular Market Town set amid scenic countryside on the edge of the Yorkshire Dales National Park.

The town has all local amenities such as independent shops, cafes, public houses, schools, doctors' surgery, churches and Victoria Hall Theatre. The railway station is approximately half a mile from the property with regular services to Skipton, Leeds, and Carlisle. There is also a regular bus service to Skipton, Kirkby Lonsdale, and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Breakfast Kitchen.

First Floor

Landing, 2 Bedrooms, Bathroom.

Outside

Foregarden, Paved Area, Shed, Shared Garden with Drying Rights.

ACCOMMODATION

GROUND FLOOR:

Lounge:

13'3" x 12'4" (4.03 x 3.75)

Good sized room with solid external entrance door with fan light over, upvc double glazed window, feature fireplace with multi fuel stove in recess with flagged hearth, alcove cupboards wood flooring and radiator.





Breakfast/Kitchen:

10'4" x 13'2" (3.15 x 4.01) plus 10'6" x 8'2" (3.20 x 2.48)

L Shaped room with extensive range of modern kitchen base units with complementary work surfaces, wall units, gas cooker, extractor hood, 1 ½ bowl sink with mixer taps, plumbing for washing machine and dishwasher, slate floor, space for table, 2 upvc double glazed windows and radiator, under stairs store cupboard, second stainless steel sink and gas fired central heating boiler.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom, loft access, storage cupboard and radiator.

Bedroom 1: Front 11'9" x 12'8" (3.58 x 3.86) to back of wardrobe

Double bedroom with upvc double glazed window, extensive range of built in wardrobes/cupboards and radiator.





Bedroom 2: Rear

9'6" x 8'0" (2.89 x 2.43)

Good sized single bedroom or small double bedroom, upvc double glazed window, and radiator.



Bathroom:

7'5" x 10'6" (2.26 x 3.20)

Large bathroom with 3 piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, upvc double glazed window and vertical radiator.



Outside:

Front: Foregarden with raised flowerbed, unrestricted parking.





Side: Small paved area with shed.

Rear: Paved south facing patio with shed with power, communal grassed area with drying rights shared with two other properties.

Directions:

Leave the Settle office down Chapel Street, turn left on to Duke Street. Approximately 400 yards past the garage turn left onto Halstead's. No 1 is on the right-hand side.

Tenure:

Freehold with vacant possession on completion

Services:

All mains services are connected.

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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| 1 Halsteads Cottages SETTLE BD24 9QJ | | Energy rating D |
| Valid until 11 June 2034 | Certificate number 0360-2323-3360-2904-0831 | |



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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