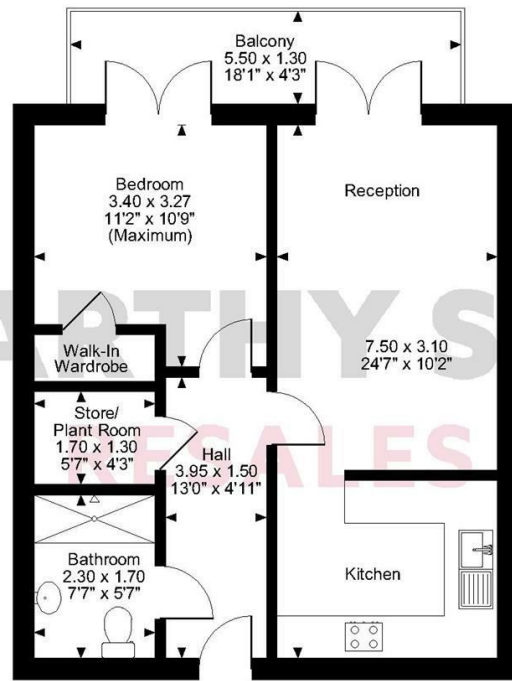
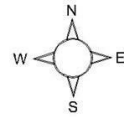


The Wickets, Kirkgate, Settle
 Approximate Gross Internal Area
 526 Sq Ft/49 Sq M
 Balcony external area = 77 Sq Ft/7 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

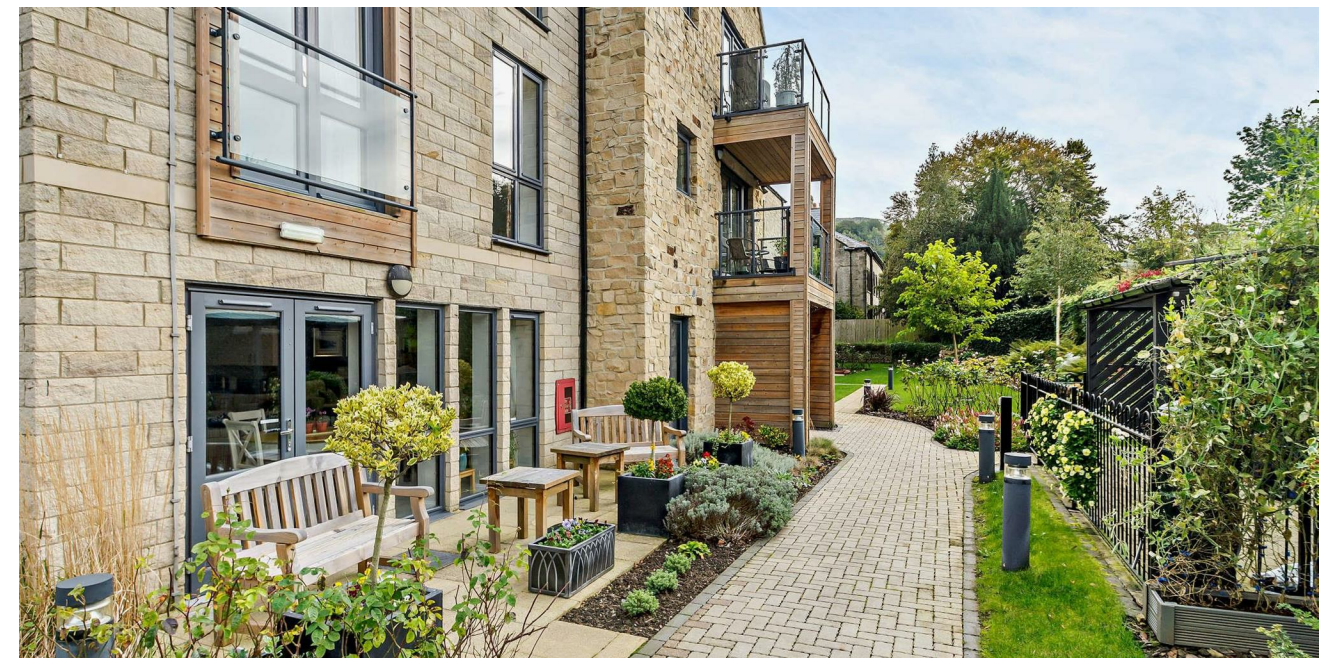
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**McCARTHY STONE
 RESALES**

**11 THE WICKETS
 KIRKGATE, SETTLE, BD24 9FN**



JOIN US FOR COFFEE & CAKE – TUESDAY 4TH JUNE – 10am – 4pm – BOOK YOUR PLACE TODAY!

A WELL PRESENTED one bedroom apartment with WALK-OUT BALCONY OVERLOOKING THE CRICKET GROUND and THE DALES located on the FIRST FLOOR of a McCarthy Stone Retirement Living development with a BUS STOP and BOOTHS SUPERMARKET opposite and approx. 350 yards to Settle TOWN CENTRE.

ASKING PRICE £245,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

THE WICKETS, KIRKGATE, SETTLE, BD24

9FN

THE WICKETS

The Wickets was purpose built by McCarthy Stone for independent retirement living for those over the age of 60. Completed in 2018 the development consists of 22, one and two-bedroom retirement apartments. The development includes a communal lounge and a rooftop terrace with wonderful views over the cricket pitch and the Dales beyond. There is a guest suite available for visitors who wish to stay (additional charges apply). The Wickets has a House Manager who is on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. The apartment also has the benefit of illuminated light switches, smoke and heat detectors and Vent Axia unit. Outside are well maintained communal gardens with patio seating area and access to a communal motor scooter/buggy store with charging points for electric scooters.

The large comfortable communal lounge provides a social hub where owners can meet, this can be informally or organised events adding to the sense of community at The Wickets. There is a communal kitchen adjoining the lounge to help facilitate these.

LOCAL AREA

Settle is a bustling market town found in the foothills of the Pennines and on the edge of the picturesque Yorkshire Dales National Park and the Forest of Bowland. The Wickets is located a short walk from the town centre with easy access to local supermarkets and independent shops and facilities. Settle has excellent transport links, and the railway station sees the very popular steam trains passing through on the famous Settle to Carlisle route. Settle hosts a weekly market and

is a town with plenty of charm and historic character. Settle is situated on the A65 and B6480 with the A65 connecting West to the M6 motorway and via the A59 East to the A1.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall, where the 24-hour Tunstall emergency response unit with security door entry and emergency push button is located. There is a large walk-in cupboard giving useful storage and airing cupboard and housing charging point for a cordless vacuum cleaner.

RECEPTION ROOM

A spacious lounge with door access to the large walk on balcony where you can sit and enjoy the impressive views over the cricket ground and the Dales. The room has large windows allowing a lot of natural light in and has ample space for dining. The lounge has TV and telephone points, fitted carpets, ample raised electric power sockets. Leading onto an open plan kitchen.

KITCHEN

Fully fitted kitchen with a range of modern cream gloss base and wall units with drawers and ample work surface. Stainless steel sink with mono lever taps and drainer. Integral oven with separate electric hob with splashback and extraction unit. Integral fridge/freezer, washer/dryer and floor tiling.

BEDROOM

A comfortable double bedroom with large window and door again giving access to the walk on balcony with views of the cricket grounds and the Dales. TV and telephone points, fitted carpets, raised electric power sockets and a built in wardrobe.

SHOWER ROOM

Fully fitted with suite comprising of a double walk-in

1 BED | £245,000

shower cubicle with glass screen and hand rail. Low level WC, vanity unit providing useful storage and wash basin with light up mirror above. Shaver point and electric towel rail.

SERVICE CHARGE

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,150.13 per annum (for financial year end 30th June 2024)

CAR PARKING PERMIT SCHEME

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE INFORMATION

Leasehold - Lease Length: 999 years from 2018

Ground rent: £425 per annum

Ground rent review: Jun-33

Managed by: McCarthy Stone Management Services

Council Tax Band: B

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

