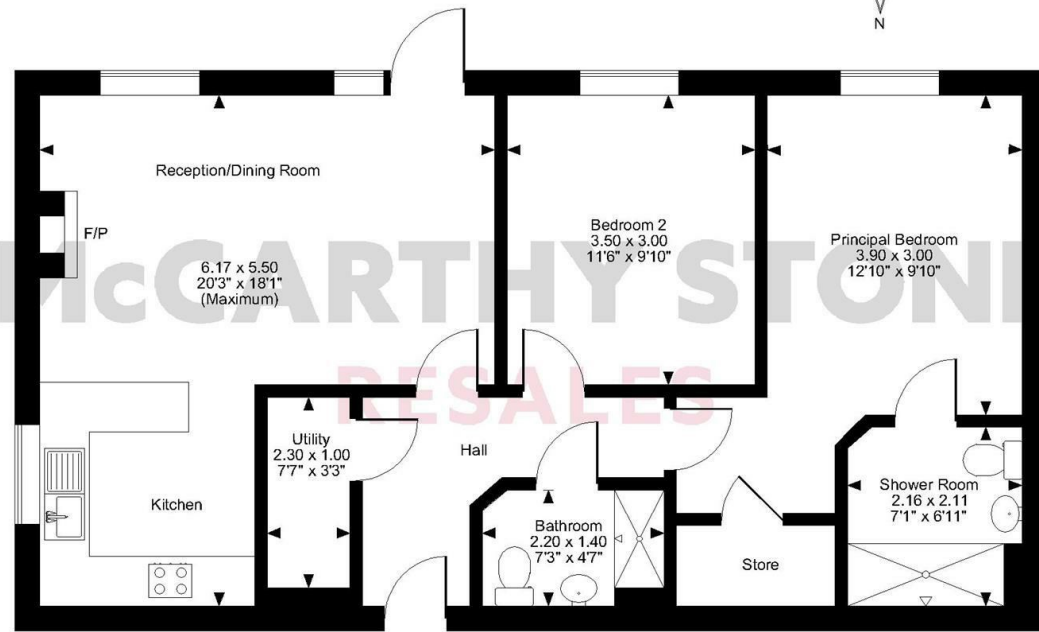
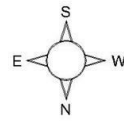


The Wickets, Kirkgate, Settle,
Approximate Gross Internal Area
789 Sq Ft/73 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8579326/SAK

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
RESALES**

6 THE WICKETS
KIRKGATE, SETTLE, BD24 9FN



A delightful TWO BEDROOM GROUND FLOOR retirement apartment with access to communal gardens and SOUTHERLY FACING patio area situated in McCarthy Stone THE WICKETS development.

PRICE REDUCTION

ASKING PRICE £315,000 LEASEHOLD

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

THE WICKETS, KIRKGATE, SETTLE, BD24

2 BEDROOMS £315,000

THE WICKETS

The Wickets was purpose built by McCarthy & Stone for independent retirement living and consists of 22 one and two-bedroom retirement apartments for the over 60s.

The development includes a Homeowners' communal lounge and an impressive rooftop terrace with views of the cricket pitch and the Dales. There is a guest suite for visitors who wish to stay (additional charges apply). There is a House Manager 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.

LOCAL AREA

A bustling market town found in the foothills of the Pennines, The Wickets is a fantastic scenic location in picturesque North Yorkshire. The town is actually found beside the largest outcrop of limestone in Britain – offering plenty of spectacular views for locals. Set just moments from the picturesque Yorkshire Dales National Park and the Forest of Bowland, Settle is a bustling market town with plenty of charm and historic character, making it an ideal location for your retirement.

Traditional values aren't lost in this bustling town though and on Tuesdays Settle still hosts its weekly market. In terms of transport links, Settle Railway Station serves the community with numerous local services, as well as journeys to locations found further afield. This includes popular villages such as Dent, Appleby and Carlisle. Road links are also available via the A65 and B6480 with the A65 also connecting to the M6 motorway.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency push button located in the hall. Doors lead to the lounge / kitchen, bedrooms and shower room.

LOUNGE / DINER

A good size lounge with ample space for dining, door leading onto a patio area. TV and telephone points, fitted carpets, raised electric power sockets. Leading onto an open plan kitchen.

KITCHEN

Fully fitted kitchen with a range of modern white gloss low and eye level units and drawer and work surface. Stainless steel sink with mono lever tap, waste disposal and drainer. Integrated oven with separate electric hob and extraction unit. Integrated fridge/freezer and floor tiling. Under pelmet lights and over head ceiling light.

BEDROOM ONE

A comfortable double bedroom with full length window. Walk-in wardrobe, TV and telephone points, fitted carpets and raised electric power sockets.

EN-SUITE SHOWER ROOM

Partially tiled with tiled flooring. Suite comprising of a double walk in shower cubicle with glass screen and hand rail; WC, vanity unit with wash basin and illuminated mirror above. Shaving point and electric towel rail.

BEDROOM TWO

A good size double bedroom with large window which

could be used as a bedroom, study or hobby room. TV and telephone points, fitted carpets and raised electric power sockets.

SHOWER ROOM

Fully fitted with suite comprising of a walk in shower with glass screen and hand rail. Low level WC, vanity unit with wash basin and light up mirror above. Shaving point and electric towel rail.

SERVICE CHARGE

- 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: £4,725.12 per annum (per financial year ending 06/2024)

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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

LEASEHOLD

999 years from 2018

GROUND RENT

£495 per annum

Ground Rent Review: June 2033

ADDITIONAL INFORMATION & SERVICES

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

