



5 GOLDIELANDS, SETTLE
£155,000



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5 GOLDIELANDS, SETTLE, BD24 9BN

Well appointed, 2 bedroom ground floor apartment located in a convenient position approximately a quarter of a mile from the centre of Settle.

Easily managed accommodation with good sized light lounge with kitchen off, double bedroom, single bedroom, bathroom and central hallway.

Upvc double glazed windows and gas fired central heating.

Well decorated and presented throughout, ready for immediate occupation with no forward chain.

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

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom

Outside

Private Parking Area, Gravelled Area and Shed.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'4" x 15'0" (1.01 x 4.57)

Upvc part glazed external entrance door, radiator, solid internal doors.

Lounge:

9'10" x 13'2" (2.99 x 4.01)

Upvc double glazed window, radiator, coved ceiling, space for table, access to kitchen.





Kitchen:

5'9" x 8'0" (1.75 x 2.43)

Base units with complementary worksurfaces, stainless steel sink, built in electric oven, electric hob, extractor hood, plumbing for washing machine, upvc double glazed window, gas fired central heating boiler, wall cupboards, broom cupboard off.



Bedroom 1:

11'3" x 9'0" (3.42 x 2.74)

Double bedroom, upvc double glazed window, radiator, coved ceiling.



Bedroom 2:

7'1" x 8'7" (2.15 x 2.61)

Single bedroom, upvc double glazed window, radiator.

Bathroom:

5'6" x 7'1" (1.67 x 2.15)

3 piece coloured bathroom suite comprising bath with electric shower over, pedestal wash hand basin, WC, radiator, part tiled walls, shelved cupboard with radiator.



OUTSIDE:

Vehicle access under the archway to private parking space, gravelled area and shed, pedestrian access.

Directions:

Leave the Settle office down Cheapside, go left onto Duke Street then next right onto Station Road, proceed under the Railway Bridge, Goldielands is located on the left hand

Tenure:

Leasehold, 999 year lease from 2000

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'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

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