

13 CRAVEN COTTAGES, SETTLE
£175,000





13 CRAVEN COTTAGES, SETTLE, BD24 9DF

Three bedroom mid terraced cottage property located within a popular residential area of town approximately a quarter of a mile from the market square.

The property offers extended accommodation laid over two floors with conservatory to the front and rear kitchen extension.

Majority upvc double glazed windows and electric heaters, modern kitchen units and modern bathroom.

Garden area to the front with pedestrian access.

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

Well worthy of internal inspection to appreciate the size and layout.

Settle is a busy market town situated on the edge of The Yorkshire Dales National Park amid stunning accessible countryside.

The town has all amenities including independent shops, cafes, public house etc.

Primary, secondary and private schools are nearby plus a range of recreational facilities.

Transport links to major centres are by a regular bus service and rail links.

ACCOMMODATION COMPRISES:

Ground Floor

Kitchen, Lounge, Bathroom, Conservatory.

First Floor

3 Bedrooms.

Outside

Garden Area and Patio to the Front, Yard Area to the Rear.

ACCOMMODATION:

GROUND FLOOR:

Kitchen:

9'0" x 9'7" (2.74 x 2.92)

Range of kitchen base units with complementary worksurfaces, wall units, upvc part glazed external entrance door, upvc double glazed window, gas cooker point, gas fired water boiler housed in cupboard, 1 ½ bowl stainless steel sink, roof light, access to lounge, meter cupboard.





Lounge:

15'6" x 14'7" (4.72 x 4.44)

Good sized room with wood fire surround with tiled inset, single glazed window, glazed door through to the conservatory, laminated flooring, staircase to the first floor, electric heater.



Bathroom:

9'0" x 7'0" (2.74 x 2.13)

3 piece white bathroom suite comprising bath with shower fitment off the taps, pedestal wash hand basin, WC, upvc double glazed window, heated towel rail, tiled walls to dado.



Conservatory:

13'0" x 7'0" (3.96 x 2.13)

Upvc double glazed window, upvc double glazed external entrance door with access to the garden, wall lights.

FIRST FLOOR:

Access to 3 bedrooms, loft access.





Bedroom 1: to the front

10'0" x 15'0" (3.04 x 4.57)

Double bedroom with upvc double glazed window, electric panel heater.



Bedroom 2: to the rear

6'4" x 8'8" (1.93 x 2.64)

Upvc double glazed window, electric panel heater.



Bedroom 3:

10'2" x 4'7" (3.09 x 1.39)

plus 3'0" x 5'7" (0.91 x 1.70)

Single bedroom with upvc double glazed window, electric panel heater.





OUTSIDE:

Front:

Garden area, patio, shed etc.



Rear:

Small yard area.

Directions:

Leave the Settle office through the market square onto Church Street, turn left onto Marshfield Road, at the bottom of Marshfield Road go straight across and Craven Cottages are located behind Craven Terrace, number 13 is located on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.

Age:

1900 approximately

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 chance 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.

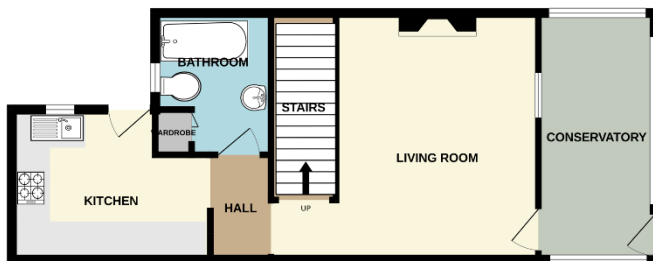
N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being 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:

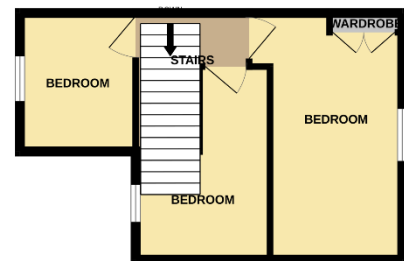
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'

GROUND FLOOR



1ST FLOOR



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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