



ROUNABOUT COTTAGE

£235,000





ROUNABOUT COTTAGE, HIGH HILL GROVE, SETTLE, BD24 9QP

Well presented, two-bedroom cottage located in a superb position near to the centre of town.

The property provides manageable accommodation comprising ground floor kitchen and bedroom with first floor lounge bedroom and bathroom.

Outstanding views from the lounge over Settle and the hills.

Decorated and presented to a high standard ready for immediate occupation with no onward chain.

Currently utilised as a holiday cottage which could continue or ideal for first time buyer and investor.

Upvc double glazed windows and gas fired central heating are installed.

Small garden/sitting area adjacent to the cottage plus unrestricted street parking nearby.

Settle is a busy and popular market town situated on the edge of The Yorkshire Dales National Park, set amid outstanding countryside.

The town offers all local amenities such as independent shops, public houses and cafes, recreational facilities and transport links to Skipton, 16 miles, Kendal, 30 miles and Leeds, 50 miles.

Pleasant cottage, well worthy of internal inspection to fully appreciate the size and finish.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Bedroom 2, Kitchen.

First Floor

Lounge, Bedroom 1, Bathroom.

Outside

Enclosed small garden area with access for adjoining property.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

2'8" x 8'2"

Part glazed external entrance door, access to bedroom and kitchen.





Bedroom 2:

10'0" x 7'3"

Two upvc double glazed windows, vertical radiator, cupboard housing Baxi gas fired combination boiler.



Kitchen:

14'1" x 10'1"

Range of kitchen base units with complementary wood worksurfaces, dual fuel stove, ceramic sink with mixer tap, space for table, recessed spotlights, vertical radiator, 2 upvc double glazed windows, staircase to first floor.



FIRST FLOOR:

Split staircase with access to lounge, bedroom 1 and bathroom.



Lounge:

13'2" x 12'8"

Large bay window with views, 2 gable windows, wood floor, vertical radiator.



Bedroom 1:

9'5" x 8'10"

Double bedroom, vertical radiator, upvc double glazed window.



Bathroom:

3 piece white bathroom suite comprising bath with shower over off the system, WC with high cistern, pedestal wash hand basin, bulkhead cupboard, part tiled walls, heated towel rail.





OUTSIDE:

Enclosed small garden area with access over for adjoining property.



Directions:

Leave the Settle office down Cheapside, turn left onto Duke Street, go past the Garage on your left, take the next left turn down High Hill Grove Street, go down and take the next left on to High Hill Grove, Roundabout Cottage is on the left hand side at the end of the street, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

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The property was converted/split off from 41 Duke Street in the 1990s.

Services:

All Mains services are connected to the property.



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:

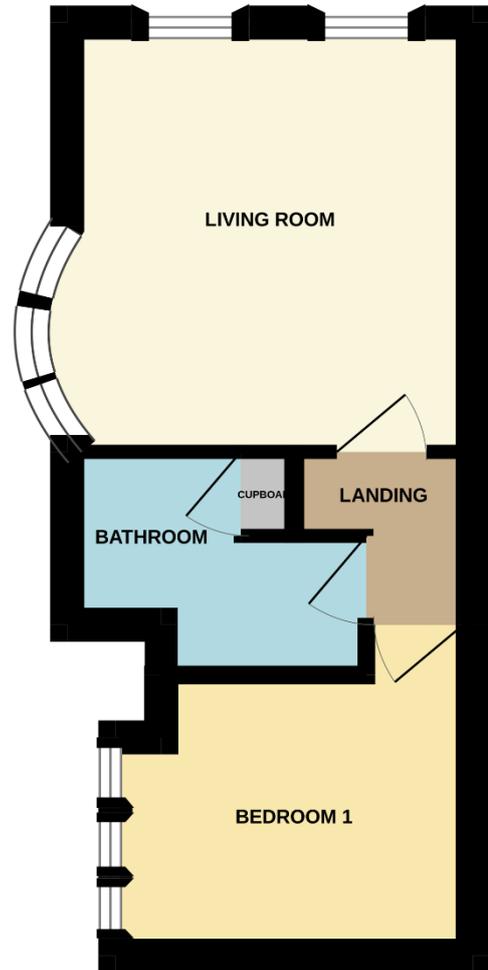
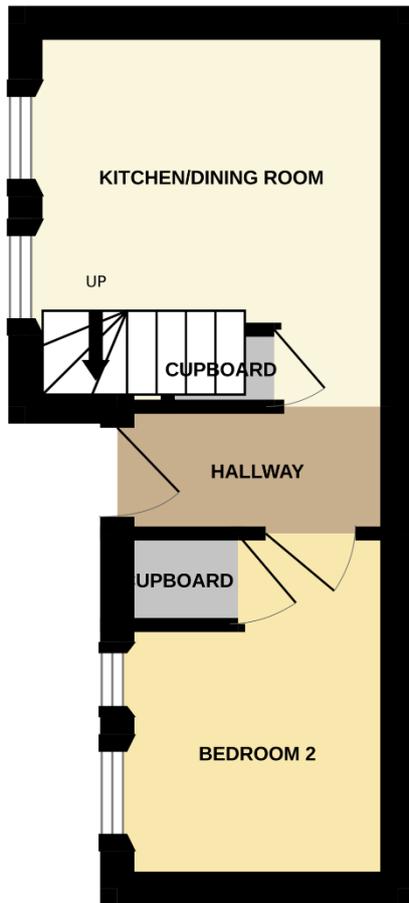
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR

1ST FLOOR



ROUNABOUT COTTAGE, HIGH HILL GROVE

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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