16 VICTORIA STREET, SETTLE
£199,950

Neil Wright
ASSOCIATES

CELEBRATING OVER 30 YEARS IN BUSINESS SETTLE & BENTHAM

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16 VICTORIA STREET, SETTLE, BD24 9HD

Interesting 2 bedroomed stone built character cottage located in a very convenient position in the popular Upper Settle area of town approximately 400 metres from the market square.

Spacious light and airy accommodation with bedroom and bathroom to the ground floor and living space to the first floor to make the most of the rear westerly views.

Outside the property has pleasant rear balcony, cottage style garden and garage/workshop.

Double glazed windows throughout plus gas fired central heating. Available immediately with no onward chain.

Well worthy of inspection to appreciate the layout and position.

Settle is a very popular market town with active thriving community. The property is located on The Yorkshire Dales Boundary.

The town has all local amenities including independent shops, public houses, cafes, schools and recreational facilities.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Hall, 2 Bedrooms, Rear Extension, House Bathroom.

First Floor
Landing, Lounge, Kitchen.

Outside
Rear Garden, Garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:
11’0” max x 8’6” (3.35 x 2.59)
Covered entrance, solid external entrance door, glazed side panel, access to 2 bedrooms and bathroom, radiator, staircase to the first floor.

Bedroom 1:
11’5” x 7’5” (3.48 x 2.26)
Double bedroom, glazed inner door to the extension, radiator, boarded ceiling.

Rear Extension:
5’10” x 12’6” (1.77 x 3.81)
Off bedroom 1, glazed lean to, upvc double glazed double doors with access to the rear garden.

Bedroom 2:
11’5” x 8’5” (3.48 x 2.56)
Double bedroom, built in wardrobe, double glazed window, radiator.

Bathroom:
5'0" x 8'5" (1.52 x 2.56)
3 piece white bathroom suite comprising cast iron bath with shower over off the system, WC, pedestal wash hand basin, heated towel rail, boarded ceiling.

FIRST FLOOR:

Landing:
9'0" x 8'9" (2.74 x 2.66) inclusive of staircase and store
Access to lounge and kitchen, bulkhead store cupboard with double doors, wall cupboard, double glazed window, radiator.

Lounge:
10'7" x 16'0" (3.22 x 4.87)
Good sized room with open boarded ceiling, exposed roof truss, double doors with access to the balcony, double glazed window with views, loft access, radiator.

Balcony:
Balcony to the rear, steps removed to be replaced by buyer.

Kitchen:
6'7" x 9'3" (2.00 x 2.81)
Range of kitchen base units with complementary work surfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, extraction hood, plumbing for washing machine, double glazed window, gas fired central heating boiler, open boarded ceiling.

OUTSIDE:

Rear:
Enclosed rear garden with pedestrian access through large double doors, raised flower beds, fence. Parking is only available within the garage not on the forecourt area.

Directions:
Leave the Settle office up the High Street onto Victoria Street, number 16 is on the right hand side, a for sale board is erected.

Tenure:
Freehold with vacant possession on completion

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

Council Tax Band 'C'

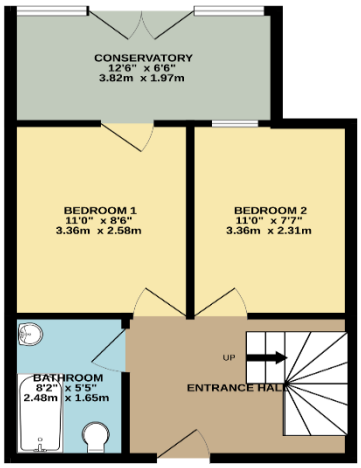
16 Victoria Street
SETTLE
BD24 9HD

Energy rating
D

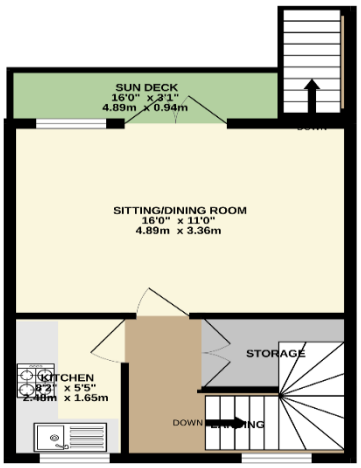
Valid until
28 February 2034

Certificate number
0380-2838-7320-2424-7531

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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The Property Ombudsman
www.tpos.co.uk

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