



THE OLD LAUNDRY, CASTLE HILL, SETTLE

£349,950





THE OLD LAUNDRY, CASTLE HILL, SETTLE, BD24 9EU

A beautifully presented 2 bedroomed conversion property, located in a superb and convenient position just off the Market Square in the popular market town of Settle, perfectly situated to enjoy the town's amenities while offering a peaceful retreat from the hustle and bustle.

Spacious light and airy accommodation laid over two floors with open plan entrance, dining kitchen, double bedroom and house bathroom to the ground floor.

Large lounge with three windows and open ceiling with roof light, master bedroom and ensuite shower room to the first floor.

Outside, private forecourt parking.

Double glazed timber windows, gas fired under floor heating, modern kitchen units and bathroom fittings plus decorated to a good standard.

Ready for immediate occupation with no onward chain.

The property has been a long term let for the past 10 years and is an ideal property for a family, first time buyer, second home, holiday cottage or an investment property.

Settle is a busy market town situated on the edge of The Yorkshire Dales National Park. The town has a wide range of independent shops, public houses, cafes, theatre, recreational and sports facilities, schools and transport links via the famous Settle to Carlisle Railway to Leeds, Skipton and Carlisle. There is also a regular bus service to Skipton and Kirkby Lonsdale.

ACCOMMODATION COMPRISES:

Ground Floor

Open Plan Entrance Hall/Dining Kitchen, Bedroom 2, Bathroom. Entrance Hall, Lounge, Kitchen

First Floor

Lounge, Bedroom 1, En Suite Shower Room.

Outside

Vehicle and Pedestrian Access Under the Archway off Castle Hill, Private Forecourt Parking Area.





ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

16'7" x 7'0" (5.05 x 2.13)

Part glazed external entrance door, flagged floor, staircase to the first floor, understairs store cupboard, exposed beams.



Dining Kitchen:

11'5" x 16'4" (3.48 x 4.97) max

Extensive range of kitchen base units with complementary wood worksurfaces including breakfast bar, wall units, built in electric oven, gas hob, extraction hood, 1 ½ bowl stainless steel sink with mixer taps, double glazed screen window with exposed wood lintel, space for table, recessed spotlights, vinyl flooring.





Bedroom 2:

9'9" x 10'10" (2.97 x 3.30)

Double bedroom, double glazed side window.



Bathroom:

6'0" x 6'8" (1.82 x 2.03)

3-piece white bathroom suite with shower over off the system, pedestal wash hand basin, low flush WC, tiled floor, recessed spotlights.



FIRST FLOOR:

Lounge:

17'2" x 18'0" (5.23 x 5.48)

Superb large room with open ceiling and exposed roof timbers, double glazed timber window with Juliette balcony, double glazed arched window to the front, double glazed timber window to the rear, 2 Velux roof lights, cupboard housing under floor heating controls, rustic staircase, balustrades and handrail.



Bedroom 1:

11'9" x 10'9" (3.58 x 3.27) plus 6'6" x 4'6" (1.98 x 1.37)

Double bedroom, double glazed rear timber window, open ceiling with exposed beams.



En Suite Shower Room:

7'0" x 6'4" (2.13 x 1.93)

Shower enclosure with shower off the system, vanity wash hand basin within recess with mirror, low flush WC, open ceiling, Velux roof light.



OUTSIDE:

Vehicle and pedestrian access under the archway off Castle Hill, private parking area.

**Directions:**

Leave the Settle office, go up Castle Hill, take the first left under the archway, The Old Laundry is facing you, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

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 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

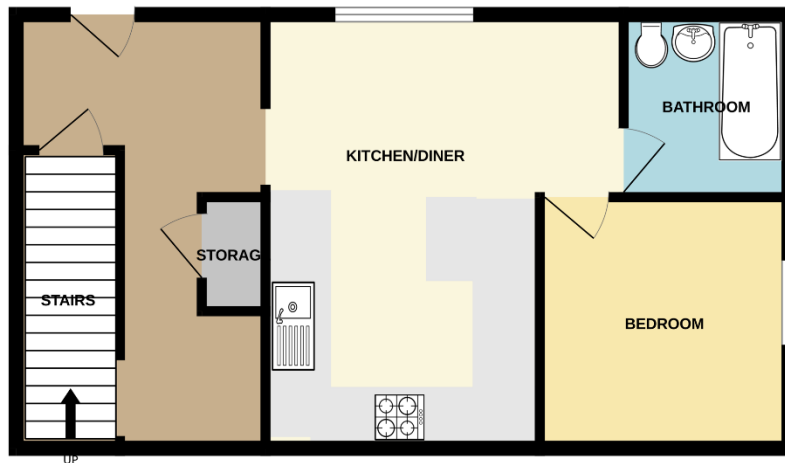
Council Tax Band 'D'

The Old Laundry Castle Hill SETTLE BD24 9EU		Energy rating C
Valid until 12 October 2035	Certificate number 4590-3585-0822-1508-3053	

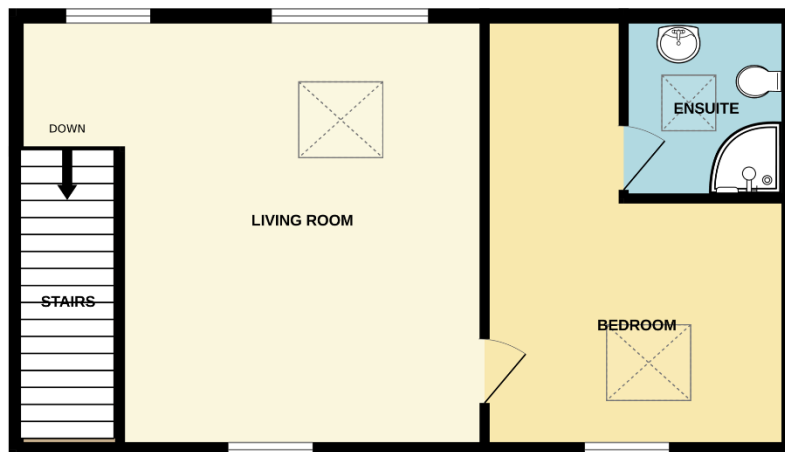
Property type	Semi-detached house
Total floor area	95 square metres



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

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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