



1 WHITEFRIARS COURT, SETTLE

£160,000





1 WHITEFRIARS COURT, SETTLE, BD24 9EA

Two bedroom ground floor apartment located in a superb and convenient position on a small development just off the market square in Settle.

Easily managed accommodation comprising covered entrance to central hallway, good sized lounge with 2 windows, 2 double bedrooms, kitchen and shower room.

Vehicle access through Whitefriars carpark to private parking area.

Upvc double glazed windows and gas fired central heating.

Ideal property for retired buyers, second home or investment.

So close to the market square and the shops yet away from the hustle and bustle.

Must be viewed to appreciate the size, condition and position.

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

The town has all local amenities such as independent shops, cafes and regular bus and train services to Skipton, Leeds and Kirkby Lonsdale.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room.

Outside

Paved fore-garden, side area, parking Space.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

2'10" x 17'3" (0.86 x 5.25)

Part glazed external entrance door, coved ceiling, radiator, coat hooks.





Lounge:

10'6" x 13'5" (3.20 x 4.08)

Two upvc double glazed windows, radiator, wood fire surround with marble inset and hearth, coved ceiling.



Kitchen:

7'9" x 9'8" (2.36 x 2.94)

Range of base units with complementary worksurfaces, wall cupboards, 1 ½ bowl stainless steel sink with mixer taps, electric hob, electric Belling oven, AEG extractor hood, radiator, upvc double glazed window, gas fired central heating boiler.



Bedroom 1: to the rear

10'7" x 10'9" (3.22 x 3.27)

Double bedroom, upvc double glazed window, built in wardrobes, radiator, coved ceiling.



**Bedroom 2: to the front**

8'1" x 12'6" (2.46 x 3.81)

Double bedroom, upvc double glazed window, radiator, coved ceiling, under stairs store cupboard.

**Shower Room:**

6'2" x 6'5" (1.88 x 1.95)

Shower enclosure with shower off the system, vanity wash hand basin, low flush WC, upvc double glazed window, part tiled walls.

OUTSIDE:

Paved fore-garden, shed, side area, parking space.

Directions:

On foot from the market square, go to the rear of The Naked Man Café into Dawsons Court, go down the alley and Whitefriars Court is on the right hand side. By car, go through Whitefriars carpark to the back corner and the road takes you round to Whitefriars Court. A for sale board is erected.

Tenure:

Leasehold: - 999 year lease from September 1998, no service charge.

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.

Referral Fees:

Where applicable Neil Wright Associates Ltd may offer services of independent professionals who may be able to assist clients with their property transaction. In accordance with regulations, we are obliged to disclose that Neil Wright associates may receive a referral fee/voucher should you choose to use their services. The amount received varies depending on the referral.

We refer independent mortgage leads to Lakes Mortgages Services, Milnthorpe, Cumbria and receive £200 per completed mortgage.

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'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk

Market Place

Settle

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settle@neilwrightstateagents.co.uk

King's Arms Buildings

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Lancaster LA2 7LG

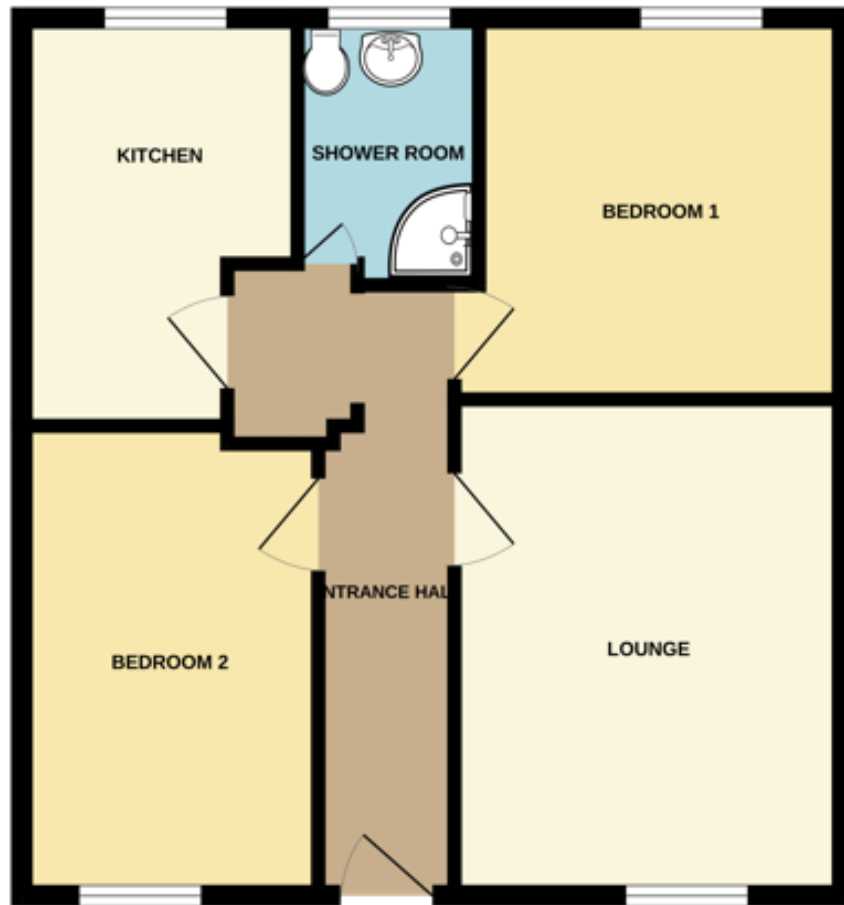
Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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GROUND 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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