



CLOSE COTTAGE, PROCTERS ROW, SETTLE
£260,000





CLOSE COTTAGE, PROCTERS ROW, SETTLE, BD24 9BZ

An Interesting 2 bedroomed modern semi-detached cottage, built in 2012, located in a superb and convenient position approximately a quarter of a mile from the centre of town.

Light and airy accommodation laid over 2 floors comprising entrance hall with access to good sized kitchen with range of modern units and appliances. Open plan and steps down to good sized lounge area, cloakroom/WC off the kitchen.

On the first floor there is a large double bedroom to the rear with large open ceiling and Velux roof light small double second bedroom and well-appointed bathroom.
To the outside the property has a side garden which can be utilised as parkin and unrestricted street parking.

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

The property is decorated and presented to a good standard throughout.

Ideal property for first time buyer, second home, holiday cottage or investment property.
Well worthy of internal inspection to appreciate the layout, position and condition.

Settle is a busy and popular market town sitting on the edge of The Yorkshire Dales National Park within stunning countryside.

The town offers local amenities such as independent shops, public houses and cafes.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Lobby, Kitchen, WC/Cloakroom/Lounge

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Unrestricted Street Parking, Side Parking/Garden Area, Rear Garden.



ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby:

Part glazed external entrance door, staircase to the first floor, radiator.

Kitchen:

10'5" x 13'9" (3.17 x 4.19)

Range of modern kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl stainless steel sink with mixer taps, electric oven, gas hob, extractor hood, fridge freezer, dishwasher, 2 upvc double glazed windows, gas fired central heating boiler, recessed spotlights, radiator.





WC:

3'0" x 6'4" (0.91 x 1.93)

Low flush WC, pedestal wash hand basin, radiator.

Lounge:

15'1" x 13'4" (4.59 x 4.06)

Steps down from the kitchen, upvc double glazed doors with access to the rear garden, upvc double glazed window, radiator.



FIRST FLOOR:

Landing:

6'4" x 6'7" (1.93 x 2.00)

Access to 2 bedrooms and bathroom, loft access, shelved cupboard, light tube.

Bedroom 1: to the rear

12'3"x 13'4" (3.73 x 4.06)

Double bedroom, steps down, 2 Velux roof lights, radiator.



Bedroom 2: to the front

11'3" x 13'4" (3.42 x 4.06)

Double bedroom, upvc double glazed window, radiator, bulkhead store cupboard.

**Bathroom:**

6'6" x 6'6" (1.98 x 1.98)

3 piece white bathroom suite comprising P bath with shower over off the system, low flush WC, pedestal wash hand basin, upvc double glazed window, radiator, recessed spotlights.

**OUTSIDE:**

Pleasant side/rear garden, paved with fenced boundaries, shed, covered area, pond, gated access to the front.

**Directions:**

Leave the Settle office through the market square down Church Street, go left under the railway bridge down Marshfield Road, at the bottom go left, Procter's Row 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.

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](https://www.gov.uk/check-flood-risk) 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority:

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

Council Tax Band 'B'

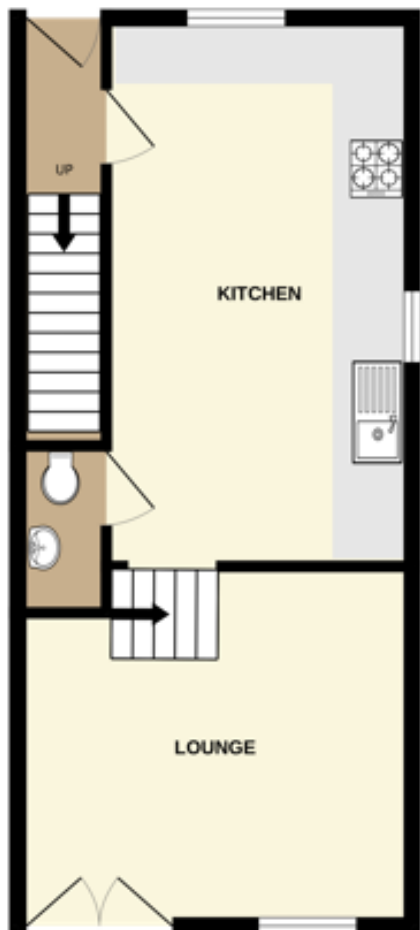
Close Cottage Proctors Row SETTLE BD24 9BZ		Energy rating C
Valid until 7 August 2036	Certificate number 2436-6228-7600-0916-5206	

Property type Semi-detached house

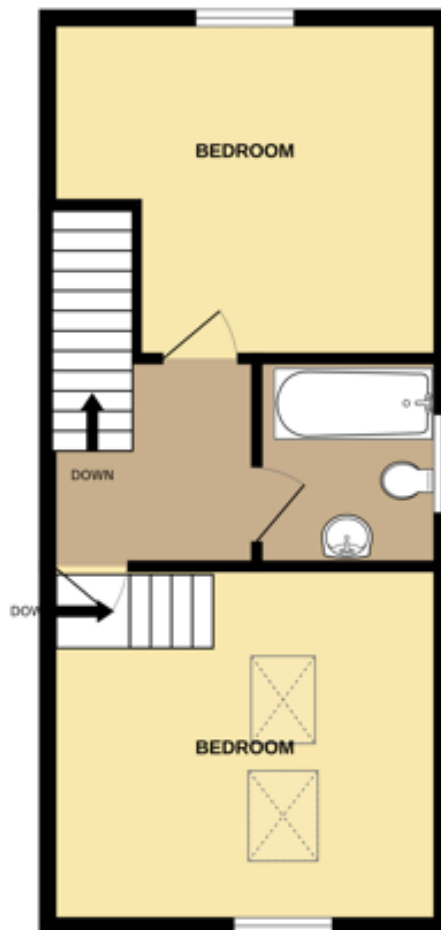
Total floor area 76 square metres



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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