



8 BOWSKILLS YARD, SETTLE
£160,000





8 BOWSKILLS YARD, SETTLE, BD24 9ES

Two bedroomed stone built mid terraced cottage located in a superb, elevated position near to the centre of Settle, offering characterful accommodation laid over two floors.

Ground floor, entrance porch leading to open plan lounge/kitchen with newly installed kitchen units, first floor, landing, two bedrooms and wet room with pleasant views to the front. Enclosed raised rear garden/patio area and small outbuilding.

Ideal property for single person or couple.

Subject to a 106 local occupancy clause (ask agent for details). With double glazed windows and gas fired central heating.

Ready for immediate occupation with no onward chain.

Settle is a busy market town with a wide range of independent shops and local amenities plus transport links to Skipton, Leeds and Carlisle.

Pretty cottage well worthy of internal inspection to fully appreciate.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Living Kitchen

First Floor

Landing, 2 Bedrooms, Wet Room

Outside

Rear Elevated Garden, Outbuilding

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

Living Kitchen:

17'10" x 13'1" (5.43 x 3.98)

Good sized through room, staircase to the first floor, open fire grate with canopy, exposed stone wall, beamed ceiling, double glazed doors to the rear, ½ glazed door to the porch, wood flooring, wall lights and cupboard.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and wet room, loft access.

Bedroom 1: (front)

13'6" x 9'5" (4.11 x 2.87)

Double bedroom, upvc double glazed window and views, bulkhead store cupboard, radiator, recessed spotlights.



Bedroom 2/Study:

8'4" x 7'0" (2.54 x 2.13)

Upvc double glazed window, radiator, Velux rooflight, gas fired central heating boiler in store cupboard.



**Wet Room:**

6'3" x 4'0" (1.90 x 1.21)

With floor drain, shower over off the system, screen, wall mounted wash hand basin, WC with hidden cistern, tiled walls, tiled floor, heated towel rail, double glazed window.

**OUTSIDE:**

Small fore garden.

Outbuilding :

7'0" x 5'2" (2.13 x 1.57)

External rear steps up to raised garden areas.

**Directions:**

Leave the Settle office to the rear, up Castle Hill. At the top of Castle Hill bear right on to Castlebergh Lane and Bowskills Yard is just off to the left.

Tenure:

Freehold with vacant possession on completion

**Right of Way:**

To the rear No.6 Bowskills Yard has pedestrian access. None of the other properties does.

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.

Occupancy Clause:

FIRST SCHEDULE

1. Not to occupy or permit the Dwelling to be occupied by any person other than a Qualifying Person for use as his /her principal or main residence.
2. For the avoidance of doubt not to use or let or permit any person to use or let the Dwelling as a holiday home, second home or short term let holiday accommodation.
3. The Dwelling shall not be occupied unless the Authority has given prior written approval that the proposed occupier is a Qualifying Person and satisfies the requirements of this Deed.
4. In the event that no Qualifying Person can be found to occupy the Dwelling within twelve weeks of the Dwelling being marketed as available for occupation and **PROVIDED THAT** the Authority has certified in writing that the First Owner and Second Owner have provided the Authority with Evidence of Unsuccessful Marketing then the provisions of Para 5 below shall apply.
5. When the provisions of this paragraph apply the definition of "National Park" for the purposes of the Second Schedule hereto shall also include land within the administrative area of North Yorkshire Council **PROVIDED THAT** on any subsequent proposed change in occupation of the Dwelling the original definition of "National Park" shall reapply.
6. The First Owner and Second Owner shall supply to the Authority within two weeks of the Authority's written request such information as the Authority may reasonably require in order to determine whether the restrictions and obligation contained in this Deed are being observed.



SECOND SCHEDULE

QUALIFYING PERSON

The local needs criteria for a proposed occupier of a Dwelling are: -

1. the Dwelling must be the main or principal residence of the proposed occupier; and
2. the proposed occupier has established a need to live in the Dwelling by being either
 - 2.1 Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family; or
 - 2.2 A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment within the National Park or within a Split Parish. Where a person is employed in a business that operates in multiple locations, their employment activities take place predominantly inside the National Park; or
 - 2.3 A household that has a child at a school within the National Park; or
 - 2.4 Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park or within a Split Parish; or
 - 2.5 Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park or within a Split Parish; or
 - 2.6 Persons having to leave tied accommodation within the National Park or within a Split Parish; or
 - 2.7 Former residents of the National Park or within a Split Parish whose case is accepted in writing by the Authority as having a need to return to the National Park.
3. The categories of persons set out in paragraphs 2.1, 2.4, 2.5 and 2.6 above will apply only to persons who have resided permanently in the National Park (or Split Parish) for the preceding three years.
4. The categories of persons set out in paragraph 2.7 above will apply to residents who have resided in the National Park (or Split Parish) for a minimum of 10 years.



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:

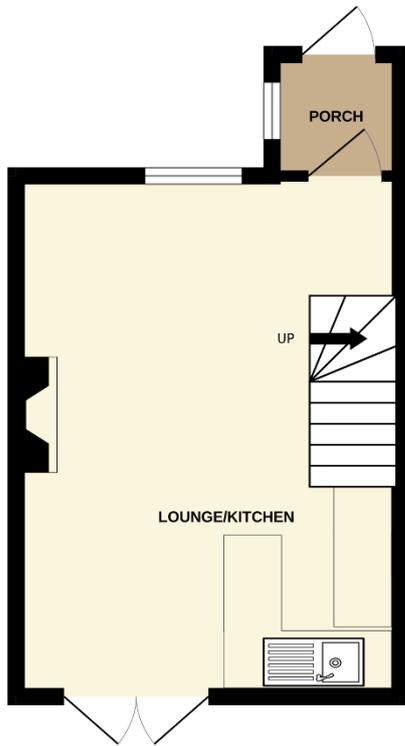
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band

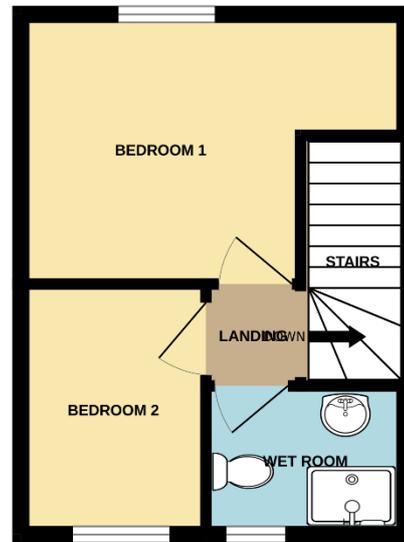
Yorkshire Dales National Park: planning@yorkshiredales.org.uk



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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