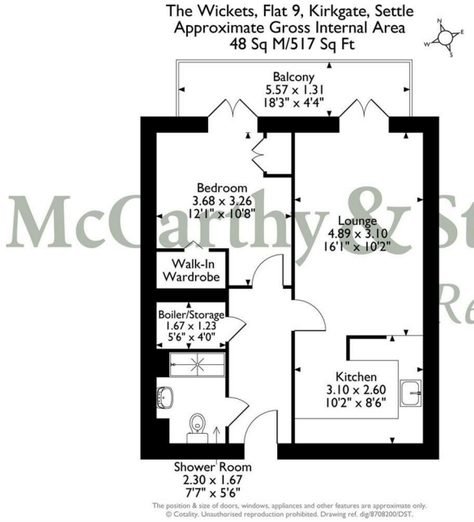
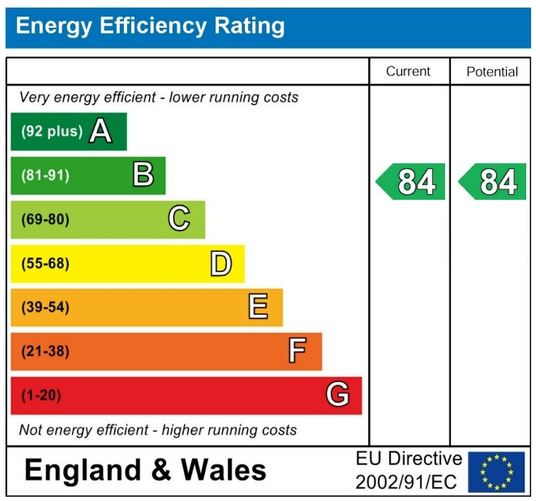
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







9 The Wickets

Kirkgate, Settle, BD24 9FN

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 The Wickets could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £235,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Views of Settle Cricket pitch and the Dales
- Walk-out balcony perfect for watching the cricket
- Apartment situated a few steps from the lift
- House Manager on-site
- 350 Yards to Settle Town Centre
- Ideally situated opposite Booths
- Communal Residents Lounge
- Roof Terrace with spectacular views
- 24-hour careline
- Excellent transport links

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 The Wickets, Settle

1 | 1 | Asking price £235,000

The Wickets
Copilot said:

The Wickets is an exclusive McCarthy Stone retirement development for independent living, designed specifically for those aged 60 and over. Completed in 2018, it comprises just 22 one and two-bedroom apartments, creating a welcoming and close-knit community.

Residents enjoy a range of excellent communal facilities, including a comfortable homeowners' lounge and a superb rooftop terrace with far-reaching views across the cricket pitch and the Yorkshire Dales. A guest suite is also available for visiting family and friends (subject to availability and additional charges).

For added peace of mind, there is a dedicated House Manager during office hours, together with a 24-hour emergency call system and secure camera door-entry system linked to residents' televisions. Apartments also benefit from illuminated light switches, smoke and heat detectors, and a Vent-Axia ventilation system.

Outside, there are beautifully maintained communal gardens with seating areas, along with a mobility scooter store equipped with charging points.

Ideally located within walking distance of Settle town centre, The Wickets offers easy access to a wide range of shops, cafés, supermarkets and local amenities. Settle is a charming and historic market town on the edge of the Yorkshire Dales National Park, renowned for its weekly market, excellent transport links and the famous Settle-to-Carlisle railway line. The town also benefits from convenient road connections via the A65, providing access to both the M6 and A1, making it an ideal base for enjoying the surrounding countryside and beyond.

Property Overview
This immaculate one-bedroom first-floor apartment enjoys stunning views across Settle Cricket Club from its own private balcony. The spacious open-plan living area opens directly onto the balcony, creating a light and inviting space from which to enjoy the outlook.

The apartment features a modern fitted kitchen with integrated appliances including a washer dryer, a generous double bedroom with a walk-in wardrobe and French doors providing direct access to the private balcony, a contemporary shower room, and a good sized storage room.

Ideally positioned close to both the lift and communal staircase, the apartment offers convenient access to the homeowners' lounge and the excellent communal facilities available within the development.

Roof Terrace
The Wickets boasts a stunning roof terrace with ample contemporary seating, overlooking Settke Crcket Club and surrounding areas. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Social Lifestyle
The Communal Lounge is at the heart of the community at The Wickets and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoon tea, monthly wine and nibbles, weekly Whist group meetings and a monthy Thai night, also with Ad-Hoc events and during the warm summer months drinks on the roof terrace.

They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services
- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,573.72 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit Scheme
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Leasehold - Lease Length: 999 years from 2018
Ground rent: £425 per annum
Ground rent review: January 2033
Managed by: McCarthy Stone Management Services
Council Tax Band: B

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













