







14 PROCTERS ROW SETTLE
£200,000

Neil Wright ASSOCIATES

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14 PROCTERS ROW, SETTLE, BD24 9BZ

Well appointed 2 bedroom stone built cottage located in a superb and convenient position approximately a quarter of a mile walk from the market square.

Ground floor, compact accommodation comprising lounge with staircase to the first floor, kitchen off with range of modern units and appliances.

First floor, landing, double bedroom with pleasant views, rear single bedroom and well appointed shower room.

Upvc double glazed windows, external doors and gas fired central heating.

Large rear garage/ workshop, yard area and parking to the front of the garage.

Ideal cottage for first time buyer, second home or holiday cottage.

Well worthy of internal inspection to appreciate the size, layout and condition.

Settle is a busy and sought after market town situated within stunning scenic countryside on the edge of The Yorkshire Dales National Park.

The town has all local amenities such as independent shops, public houses, cafes, recreational facilities including Victoria Hall, rugby, football and cricket clubs, churches medical centre etc.

Transport links are via a regular bus service to Skipton and Kirkby Lonsdale and Rail links on the famous Settle to Carlisle railway to Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor
Lounge, Kitchen,

First Floor
Landing, 2 Bedrooms, Bathroom

Outside
Rear Garage/Workshop/Utility Room

GROUND FLOOR:

Lounge:
13'0" x 14'1" (3.96 x 4.29)
Part glazed upvc external entrance door, staircase to the first floor, upvc double glazed window, multi fuel stove on flagged hearth, radiator.





Kitchen:
7'1" x 13'4" (2.15 x 4.06)
Range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, gas hob, electric oven, extractor hood stainless steel sink with mixer taps, radiator, upvc half glazed external rear door, glazed door to the lounge.





FIRST FLOOR:

Landing:
With access to 2 bedrooms and a bathroom, loft access.

Bedroom 1, to the front:
9'8" x 11'4" (2.94 x 3.45)
Double bedroom, upvc double glazed window with views, radiator, bulkhead store cupboard.



Bedroom 2:
10'3" x 6'8" (3.12 x 2.03)
Single bedroom, upvc double glazed window, radiator.



Shower Room:
7'5" x 6'2" (2.26 x 1.88)
Large walk in shower with shower off the system, vanity wash hand basin, vertical radiator.



OUTSIDE:

Front:
Unrestricted street parking to the front.

Garage/Workshop:
21'6" x 9'0" (6.55 x 2.74)
Large garage/workshop with roller doors, power, light, solid rear door, single glazed window and plumbing for washer, parking area.





Directions:
Leave the Settle office down the High Street through the market square onto Church Street, go left under the railway bridge down Marshfield Road, at the bottom Procters Row is facing, a for sale board is erected.

Tenure:
Freehold with vacant possession on completion

Services:
All mains services are connected to the property.

Age:
1850

Viewing:
Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates.

Purchase Procedure:
This property is being sold on behalf of a third party, so all offers are to be made to Neil Wright Associates to be submitted for consideration.

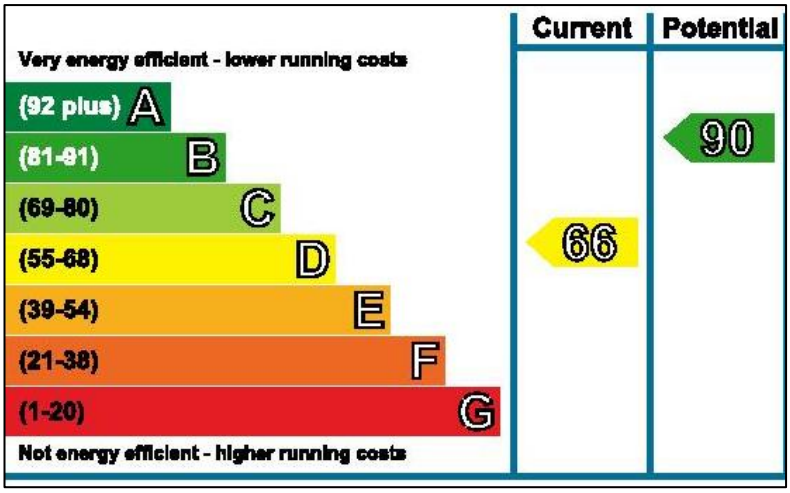
Marketing:
Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

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.

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

Council Tax Band 'B'



GROUND FLOOR

1ST FLOOR



BD24 9BZ

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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The UK's number one property website

The Property Ombudsman
www.tpos.co.uk

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