



1 BOWERLEY GARDENS, LANGCLIFFE

£245,000





1 BOWERLEY GARDENS, LANGCLIFFE, SETTLE, BD24 9LY

This beautifully presented ground floor apartment boasting approximately 1,000 sq. ft of light and airy accommodation is located in the desirable Bowerley Gardens complex on the edge of Langcliffe Village.

The property offers spacious well-proportioned with double glazed windows, and gas fired central heating, decorated and presented to a good standard, parking for two vehicles and access to communal garden areas.

Langcliffe is a popular Village within the Yorkshire Dales National Park approximately one mile from the Market Town of Settle.

Settle has all local amenities including educational and recreational facilities, pubs, cafes, independent shops, including rail links to Leeds, Lancaster, Skipton.

Shared freehold, no ground rent, owner managed and maintained, no shared areas within the apartment, own entrance door/private access.

Well worthy of internal inspection to fully appreciate the size, layout, and condition, ready for immediate occupation with no forward chain.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance, Cloakroom, Dining Lounge, Kitchen, Hallway, Master Bedroom with Ensuite, 2 Further bedrooms and House Bathroom.

Outside

2 Allocated Parking Spaces & Access to Supplementary Visitor Parking, Private Garden Area Adjacent to the Parking Area.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall:

4'0" x 18'9" (1.21 x 5.71)

Glazed entrance door, side window and radiator.



**Cloakroom:**

5'3" x 3'7" (1.60 x 1.09)

Tiled flooring, WC, wash hand basin, gas central heating boiler.

**Lounge:**

27'0" x 11'7" (8.23 x 3.53)

plus 8'7" x 13'0" (2.61 x 3.96)

Spacious room with double glazed double doors, double glazed side panel, double glazed arch window, coved ceiling and two radiators.

**Kitchen:**

8'4" x 3'6" (2.54 x 1.07)

Range of kitchen base and wall units with complementary work surfaces, 1 ½ bowl stainless steel sink with mixer taps, Electric oven and gas hob, extractor hood, built in fridge/freezer, double glazed window, radiator, laminate tiled flooring, loft access, plumbing for washing machine, radiator, space for table.





Hallway:

Access to 3 bedrooms, coved ceiling, and loft access.

Bedroom 2:

12'0" x 8'10" (3.65 x 2.69)

Double bedroom, with coved ceiling, double glazed window, and radiator.



Bedroom 3:

10'7" max x 7'1" (3.22 x 2.16)

Single bedroom, double glazed window, coved ceiling, and radiator.

Bedroom 1:

14'5" x 10'3" (4.39 x 3.12)

Large double bedroom, with double glazed window, and radiator.



Ensuite:

6'11" x 4'5" (2.11 x 1.35)

Shower cubicle with shower off the system, WC, wash hand basin, vertical radiator, vinyl flooring.





House Bathroom:

7'0" x 6'0 (2.13 x 1.82)

3-piece coloured bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, vertical radiator/towel rail, vinyl flooring.



Outside:

Large parking area, 2 allocated parking spaces, and access to supplementary visitor parking. Private garden adjacent to the parking area.



Directions:

Leave the Settle office through the Market Square, down Church Street to Bridge End. Turn right towards Langcliffe, approximately ½ mile Bowerley is on the left. Turn into the development at the top entrance, and No 1 is on the left-hand side.

**Tenure:**

Shared Freehold, the purchaser would be required to put £3,000 into a reserve fund and pay ongoing 1/5 of service charges. The purchaser would be a 1/5 owner of the freehold and 1/5 director of the Bowerley Community Fund and have direct say re expenses etc. On sale of the property the seller would be reimbursed their £3,000.

Services:

All mains services are connected.

Age:

The property was converted in 2005.

Leasehold:

999 years from 7th November 2005

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.

Local Authority:

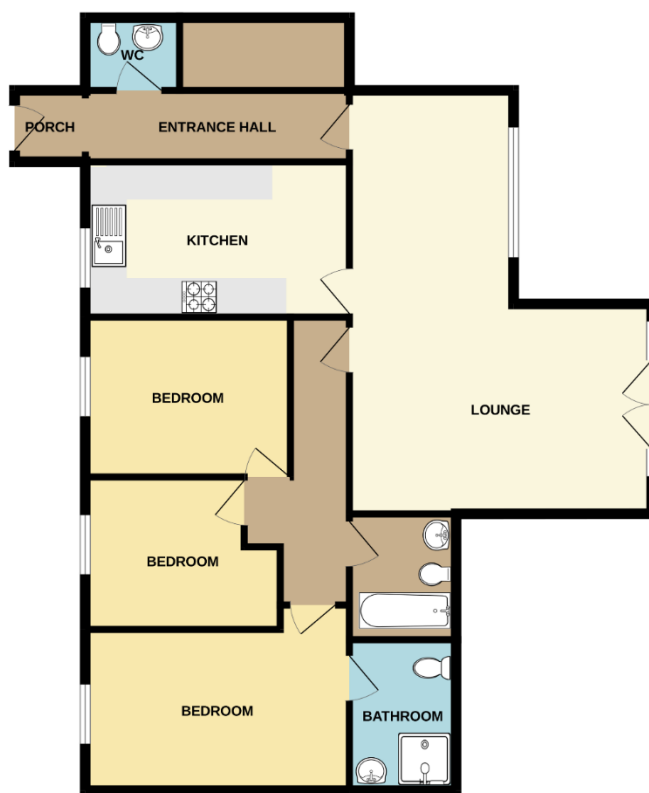
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'



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

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 for 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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Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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