



**HARESTONES APARTMENT, BRIDGE END MILL, SETTLE**  
**£210,500**





# HARESTONES APARTMENT, BRIDGE END MILL, LANGCLIFFE ROAD, SETTLE, BD24 9JS

Well appointed, 3 bedrooomed, second floor apartment, situated within a historic mill located on the edge of town with stunning views over the river Ribble.

Access via shared entrance lobby and staircase.

Spacious accommodation with entrance hall, open plan lounge/kitchen, 3 bedrooms and a bathroom.

Outside, private parking space with shared parking court.

The mill has many interesting features evident, including water wheel, exposed stone walls and beams etc.

The apartment is well maintained and presented with upvc double glazed windows, gas fired central heating and modern kitchen and bathroom fittings. The blinds and all contents are available to be purchased.

Well worthy of internal inspection to appreciate the character, space, condition and the views.

Settle is a popular Market Town on the edge of the Yorkshire Dales National Park amid superb scenic countryside.

The town and neighbouring village of Giggleswick have all local amenities such as independent shops, pubs, and cafes, recreational and educational facilities plus transport links to Leeds, Skipton and Carlisle on the famous Settle to Carlisle Railway.

## ACCOMMODATION COMPRISES:

### Ground Floor

Communal Entrance to Second Floor.

### Second Floor

Hallway, Lounge/Kitchen, 3 Bedrooms, Bathroom

### Outside

Allocated Parking Space.

## ACCOMMODATION:

### GROUND FLOOR:

#### Communal Entrance:

Staircase to Second Floor





## SECOND FLOOR:

### Lounge/Kitchen:

17'0" x 15'9"

Base unit with complementary worksurface, stainless steel sink with mixer taps, gas hob, steel splash back, built in electric oven, wall units.



### Hallway:

20'5" x 3'4"

Radiator, access to 3 bedrooms and a bathroom.

### Bedroom 1:

11'9" x 9'2"

Double bedroom, upvc double glazed window with views, stone window seat, exposed stone sides, radiator, built in wardrobe.





**Bedroom 2:**

8'0" x 12'1"

Upvc double glazed window, stone window seat, stone surround, built in wardrobe.



**Bedroom 3:**

7'0" x 8'8"

Radiator, built in wardrobe, upvc double glazed window with views, stone window seat.

**Bathroom:**

4'2" x 8'0"

3 piece white bathroom suite comprising bath with drencher shower over, vanity wash hand basin, low flush WC, tiled floor, radiator.



**OUTSIDE:**

Allocated parking space.



**Directions:**

Leave the Settle office through the market square onto Church Street down to Bridge End, at the river bridge turn right towards Langcliffe, Bridge End Mill is located on the left hand side. A for sale board is erected.

**Tenure:**

Leasehold. 250 years from 2021, Accompanying Share in the Freehold is available for £6000.00

**Ground Rent:**

£150 per annum

**Service Charges:**

For 2025 - £1898.69 – likely to reduce for 2026.

**Services:**

All Mains services are connected to the property, the electricity is in part supplied by the adjoining Hydro-Electric Scheme and the rates are cheaper than those of the utility companies.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd. The property is currently used as a holiday let, so viewings have to be arranged between bookings.

**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:**

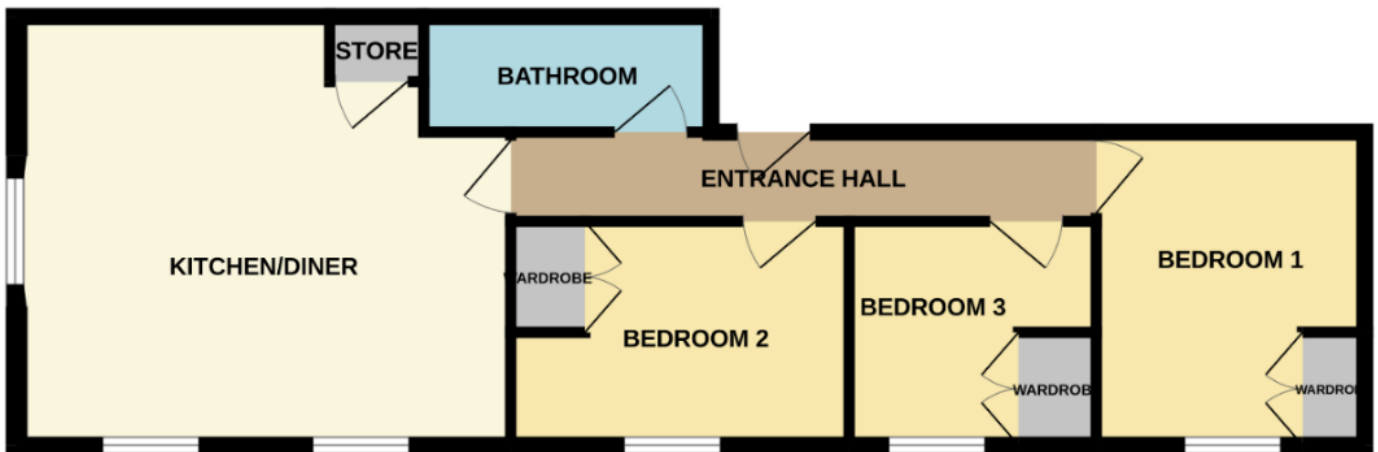
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'B'



Harestones Bridge End Mill Langcliffe Road SETTLE BD24 9JS	Energy rating <b>C</b>	Valid until: <b>11 April 2029</b> Certificate number: <b>9128-3005-7274-6031-9980</b>
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**SECOND FLOOR**  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.  
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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