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*"For Sales In The Dales"*



## 39 Duke Street, Settle

- Ground Floor Apartment With Character Features
- Open Plan Living Area With Kitchen Diner
- Two Double Bedrooms
- Modern Family Bathroom
- Cellar Space
- Detached Outhouse/Utility
- Low Maintenance Outside Space
- Off Road Parking Available On Courtyard
- Ideal First Time Home or Investment Property

Postcode: **BD24 9DJ**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **D**

Local & Planning Authority:  
**Craven District Council**

**Starting Bid: £162,000**



The Old Post Office, 39 Duke Street, Settle is a charming ground floor apartment with character features in the heart of Settle.

Situated in the centre of the sought-after market town of Settle, The Old Post Office at 39 Duke Street is an attractive end-of-terrace ground floor apartment offering a unique blend of period charm and modern living. Formerly the town's post office, this well-appointed property has been thoughtfully converted, retaining distinctive character features throughout.

The accommodation comprises a spacious open-plan kitchen, dining and living area—ideal for contemporary lifestyles. There are two generously sized double bedrooms, a stylish modern bathroom with both bath and separate shower, and a versatile additional room that was once the original post office counter. This flexible space could serve as a home office, playroom, dressing room, or studio—tailored to suit a variety of needs.

The property also benefits from a cellar, providing excellent additional storage.

Externally, there is a low-maintenance enclosed patio area, featuring double wooden gates that can be opened to allow for off-road parking. A detached outhouse, currently utilised as a utility room, offers further practical storage solutions.

The apartment has been successfully let on a long-term basis and would also make a delightful holiday retreat, given its prime location within the picturesque Craven district.

Offering charm, flexibility, and convenience, this property is ideal for first-time buyers, investors, downsizers, or those looking for a stylish and manageable base in the Yorkshire Dales.



## INTERNAL

**Porch** Double wooden external doors into the property with arched window above. Vinyl flooring. Glazed wooden door with Yale lock into the property.

**Front Room** Formally the post office counter area. Sealed floorboards. Radiator. Three large windows to front of property.

**Hallway** Sealed floorboards. Internet point.

**Bedroom One** Large double bedroom. Sealed floorboards. Radiator. Window to the side of the property.

**Bedroom Two** Large double bedroom. Sealed floorboards. Radiator. Window to the side of the property.

**Kitchen Diner Living Room** Sealed floorboards throughout.

Living Room Area:

Feature stone archway with stone shelf. TV point. Radiator. Large double window to the side of the property. Double UPVC doors to the patio area.

Kitchen Diner Area:

Good range of wall and base units. Integrated dishwasher, microwave and double oven with grill. Central island with integrated ceramic hood and extractor fan. Radiator. Large Velux window brings in lots of natural light.

**Bathroom** Tiled flooring. Pitched ceiling. Bath. Shower cubicle. W/C. Wash basin. Cupboard housing gas central heating boiler. Heated towel rail. Frosted window to the rear. Large, frosted Velux window.

**Cellar** Stone steps into the cellar. Stone flagged flooring. Good storage area.

## OUTSIDE

**Courtyard Garden** Low maintenance private patio area accessed from the rear lane. Double wooden gates which could open to allow parking for one vehicle.

**Outhouse/Utility** Stone flagged flooring. Plumbing for washing machine. Good storage space.

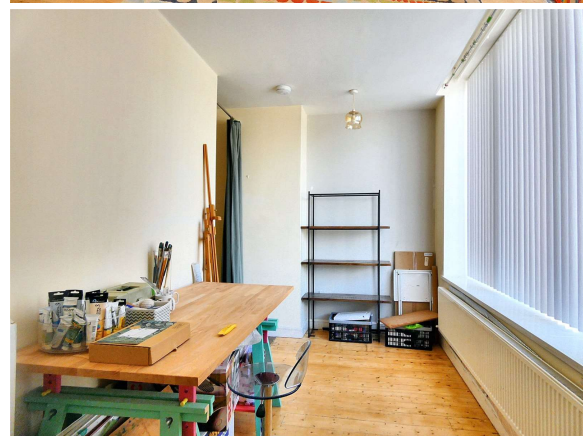
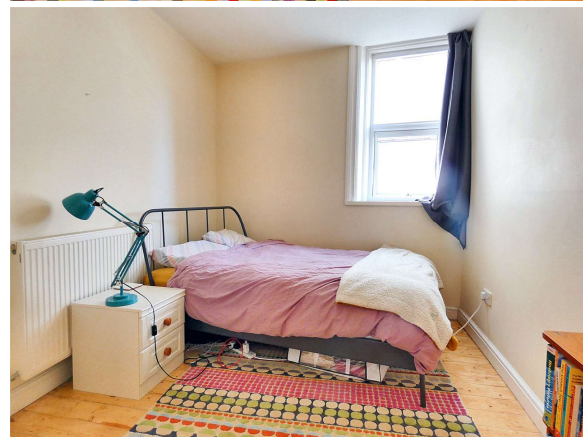
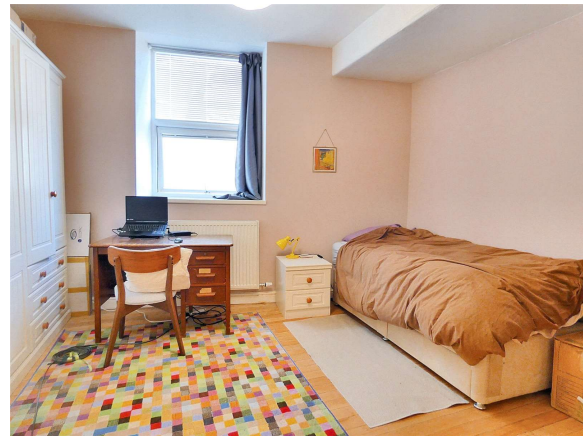
## AGENTS NOTES

Mains gas central heating, mains water, electric & drainage.

Double glazing throughout the property.

Very low flood risk

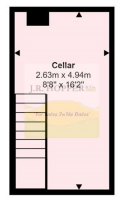
Broadband: Basic 21 Mbps. Superfast 80 Mbps. Ultrafast 1800 Mbps.





Ground Floor  
Approx 102 sq m / 1087 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Energy 360.



Cellar  
Approx 13 sq m / 140 sq ft

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The owners have the freehold of the whole building with the leasehold of the property above. All costs to do with maintaining the structure of the building and building insurance are split 50:50 with the leaseholder of the upstairs flat.

**Auctioneers Notes** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

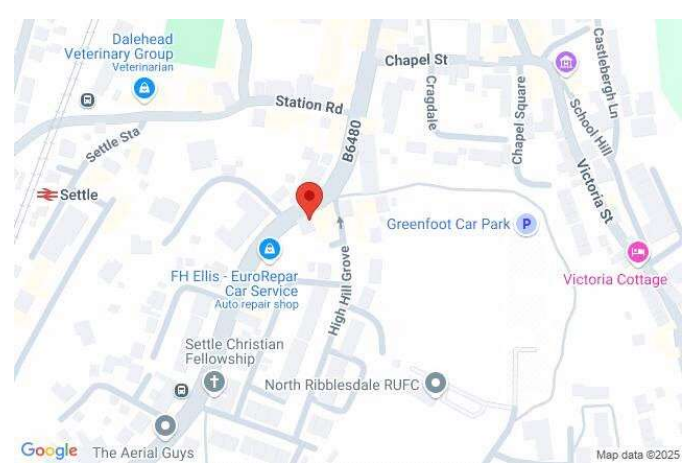
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

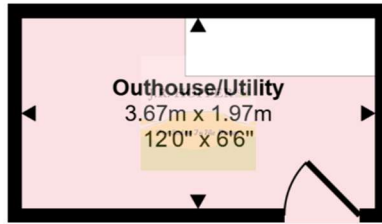
[https://www.rightmove.co.uk/properties/162872885#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/162872885#/?channel=RES_BUY)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



## Outhouse

Approx 7 sq m / 78 sq ft

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