



KEEP COTTAGE, SETTLE

£249,950





KEEP COTTAGE, CASTLE HILL, SETTLE, BD24 9EU

A beautifully presented 2 bedroomed conversion property, located in a superb and convenient position just off the Market Square in the popular town of Settle, perfectly placed to enjoy the towns amenities while offering a peaceful retreat from the hustle and bustle.

Originally part of the former registry office, and converted in 2016 to a high standard, with a good eye for detail. The current owners have maintained it in an immaculate condition, making it ready for immediate occupation with no onward chain.

The accommodation is laid over two floors comprising vestibule entrance with access to open plan lounge/kitchen which has a feature multi stove, modern kitchen with appliances, large windows and space for a table.

The first floor landing leads to two double bedrooms and a well-appointed bathroom. To the rear of the cottage there is a private small walled patio/sitting area.

This is a quality property throughout, well worthy of internal inspection to appreciate the size, finishes and location.

Ideal property for a first time buyer, holiday let, second home or investment property. Over the past few years, the property has successfully operated as a holiday let and enjoyed as a second home.

Settle is a busy and thriving Market town situated on the edge of The Yorkshire Dales National Park. The town has all local amenities such as independent shops, pubs, cafes, recreational and sports facilities, schools etc. The famous Settle to Carlisle railway runs through the town providing regular services to Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Shared Entrance, Living Room/Kitchen

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Rear Yard/Patio Area

ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby:

5'4" x 5'6" (1.62 x 1.67)

Access to both properties, tiled floor, mat well, half glazed external door, fan light, solid door to the cottage.



Living Room/Kitchen:

22'2" x 15'0" (6.57 x 4.57)

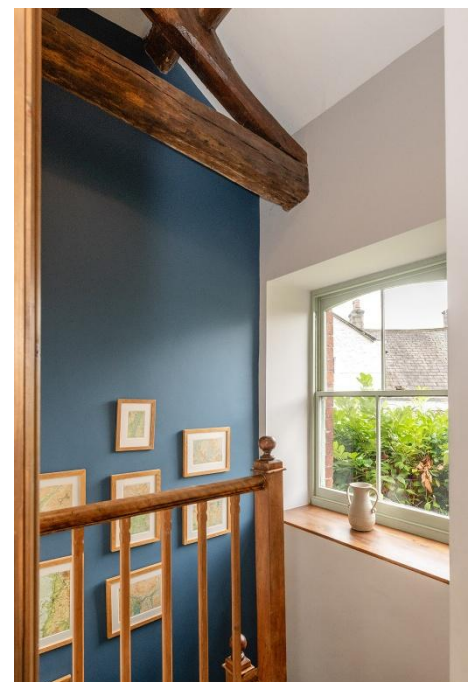
Large open plan room with staircase up to the first floor, understairs cupboard, sitting area, range of kitchen base units with complementary work surfaces, wall units, built in electric oven, electric hob, extraction hood, stainless steel sink with mixer taps, multi fuel stove within recessed fireplace on flagged hearth and stone surround, store cupboard, two large double glazed sash windows to the front and rear, combination gas boiler in wall cupboard, tiled flooring to the kitchen area, two cast iron radiators, tiled flooring adjacent to staircase, and ½ glazed rear external door.



FIRST FLOOR:

Landing:

With access to 2 bedrooms and bathroom, double glazed sash window with views, large store cupboard, full height exposed timbers, pine internal doors.





Bedroom 1:

11'4" x 9'4" (3.45 x 2.84)

Good sized double bedroom, double glazed sash window with view, cast iron radiator, recess with stone sides/wood mantle and open ceiling.



Bedroom 2:

10'0" x 9'8" (3.04 x 2.94)

Double bedroom, double glazed sash window with views of Castlebergh, cast iron radiator, Velux roof light, exposed timbers.



Bathroom:

5'7" x 8'0" (1.70 x 2.43) plus 4'11" x 2.5" (1.49 x 0.73)

3 piece bathroom suite comprising bath with shower over off the taps, pedestal wash hand basin, WC, double glazed sash window, cast iron radiator, extractor fan, travertine tiled flooring and exposed timbers.





OUTSIDE:

Rear:

Private small walled yard/patio area.



Directions:

Leave the Settle office up the High Street, turn left onto Castle Hill, Keep Cottage is on the left hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion. Entrance lobby is owned by Keep Cottage.

Services:

All Mains services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risk) shows that the chance of flooding is very low.

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:

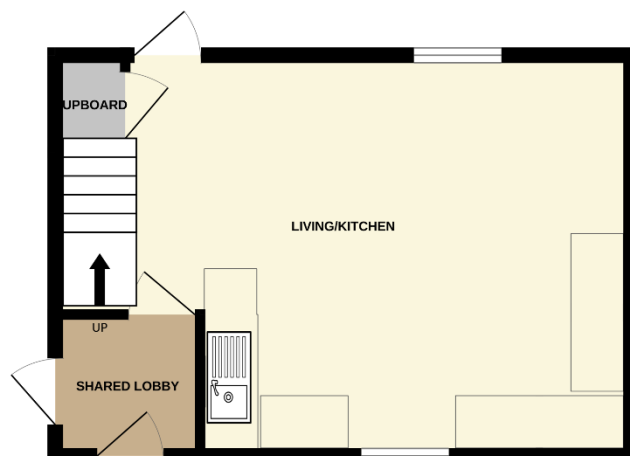
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

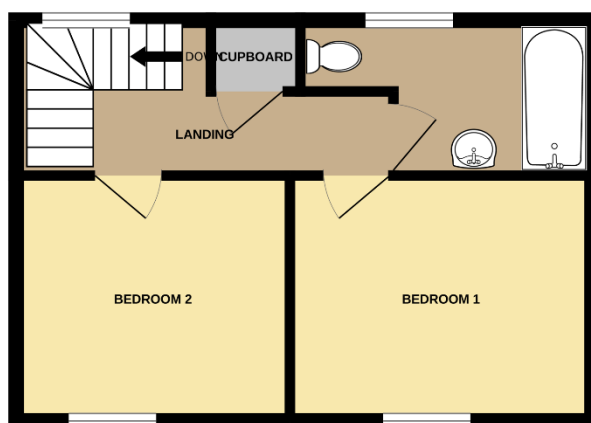
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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