



**THE NOOK, 3 SCHOOL HILL. SETTLE**  
**£139,950**





## THE NOOK, 3 SCHOOL HILL, SETTLE, BD24 9HB

One bedroomed stone built character cottage located in a superb position within the popular Upper Settle area having fantastic rear views over the town.

Ideal bolt hole, second home, or investment property, well presented with double glazed windows and wood burning stove.

Modern kitchen and bathroom fittings ready for immediate occupation with no onward chain.

Leasehold property, stone built under a slate roof, small sitting area. Decorated and presented to a high standard well worthy of internal inspection to fully appreciate. Situated away from the crowds on a small street approximately 400 yards from the Market Square.

Settle is a busy market town situated right at the edge of The Yorkshire Dales National Park, set amid stunning countryside.

The town offers a wide range of local amenities such as independent shops, cafes, public houses, and has a regular rail link including the famous Settle to Carlisle railway, and links to Leeds, Lancaster and Skipton, also a regular bus service.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Kitchen, Lounge/Dining, Bedroom, Bathroom.

#### Outside

Small Yard/Sitting Area.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Kitchen:

8'0" x 12'3" (2.43 x 3.73)

Range of base units with complementary wood worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven, electric hob, and extraction hood, double glazed window, part glazed stable style external door, tall cupboard housing gas central heating boiler, wood floor, built in fridge.





### Lounge/Dining Room:

7'2" x 18'0" (2.18 x 5.48) plus 3'0" x 6'0" (0.91 x 1.82)

Through room with multi-fuel stove on flagged hearth, upvc double glazed window with pleasant views, space for table, wood flooring.



### Bedroom 1:

11'2" x 8'8" (3.40 x 2.64)

Double bedroom with upvc double glazed window with views, electric panel heater.



View

### Bathroom:

5'7" x 6'2" (1.70 x 1.88)

Three piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, low flush WC, heated towel rail, flagged flooring, recessed spotlights.





## **OUTSIDE:**

### **Front:**

Small yard area, sitting space.

### **Directions:**

Leave the Settle Office down the High Street, go left up School Hill. At the top go along and Nook Cottage is on the Right Hand side. A For Sale Board is erected.

### **AGE:**

Pre 1850

### **Tenure:**

Leasehold

### **Services:**

Mains water, electric, drainage are connected to the property..

### **Internet/Mobile Coverage:**

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

### **Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk 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.



