



HOPE HOUSE, 34 VICTORIA STREET, SETTLE

£250,000





HOPE HOUSE, 34 VICTORIA STREET, SETTLE, BD24 9HD

Charming, stone built, double fronted character cottage located in a superb position in the popular Upper Settle area of town.

The cottage is located approximately 400 yards from the market square and the town's amenities.

Much loved cottage with many interesting features evident throughout.

Two ground floor reception rooms with central staircase plus kitchen to the ground floor.

Useful landing area, two bedrooms and a bathroom to the first floor.

Barn style internal doors throughout.

Small yard to the front and unrestricted parking close by.

Gas fired central heating is installed.

Ideal cottage for first time buyer, second home, holiday cottage or investment.

Well worthy of internal inspection to fully appreciate the size and character.

Settle is a busy and sought after Market Town set amid outstanding countryside with local amenities including independent shops, cafes, public houses, recreational and education facilities and transport links to Leeds, Lancaster and Skipton.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Lobby, Lounge, Dining Room, Kitchen

First Floor

Landing, 2 Bedrooms, Lobby Area, Bathroom

Outside

Small yard area.

ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby:

3'2" x 4'2" (0.96 X 1.27)

Half glazed external entrance door, staircase to first floor, mat well, barn style doors to kitchen and lounge.





Lounge:

13'9" x 11'10" (1.01 X 3.60)

Good sized room full of character, single glazed window and window seat, recessed fireplace with gas stove, wooden beam, raised hearth, beamed ceiling, radiator with shelf, feature timbers on the wall.



Dining Room:

7'7" x 13'5" (2.31 x 4.08)

Electric stove in recessed fireplace with wood mantle, raised hearth, two single glazed windows, window seat, under stairs store room, tiled flooring, brick recess, radiator.



Kitchen:

7'7" x 7'3" (2.31 x 2.21)

Small kitchen off the dining room with part glazed external entrance door, wooden base units, wooden worksurfaces, wall units, plate rack, stainless sink, electric oven, gas hob, gas boiler, tiled flooring.





FIRST FLOOR:

Landing:

5'10" x 6'4" (1.77 x 1.93)

Access to 2 bedrooms and bathroom, Velux roof light, boarded wall to dado.



Bedroom 1:

12'3" x 11'0" (3.73 x 3.35)

Double bedroom, single glazed window, boarded flooring, Velux roof light, radiator with shelf.



Lobby Area:

5'1" x 5'7" (1.54 x 1.70)

Access to two bedrooms, bulkhead store cupboard, single glazed window.

Bedroom 2:

7'5" x 8'5" (2.26 x 2.56)

Single bedroom, single glazed window, radiator.



**Bathroom:**

8'4" x 4'9" (2.54 x 1.44)

3-piece white bathroom suite comprises cast iron bath with shower over, WC, pedestal wash hand basin, Velux roof light, radiator.

**OUTSIDE:**

Small yard area, unrestricted parking close by.

**Directions:**

Leave the Settle office up the High Street onto Victoria Street, number 34 is on the left-hand side, a for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.

Age:

1850

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 B



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

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King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

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