



2 CRAGDALE LODGE, SETTLE
£485,000





2 CRAGDALE LODGE, SETTLE, BD24 9HS

Large stone built, 3 bedroom listed conversion property located in a superb position near the centre of town offering spacious well planned accommodation laid over 3 floors.

The property forms part of a large historic house (Cragdale) which for many years was the town's police station, now tastefully converted into a development of superb properties by local reputable developers, Candelisa of Skipton.

Number two is a large property with has lots of character and quality fixtures and fittings throughout.

Ground floor comprises large open plan living room/kitchen with extensive range of kitchen units and integral appliances plus spacious sitting/dining areas, utility room, inner hallway and WC.

First floor, spacious landing area with master suite off comprising large double bedroom, dressing area and en suite plus second double en suite bedroom.

Second floor, third bedroom.

Outside, walled gardens to the side off the property plus two parking spaces.

Double glazed windows and gas fired central heating are installed.

Decorated and presented to a good standard throughout.

Ideal property for family buyer, second home, holiday let or investment purposes.

The property is available furnished by separate negotiation.

Well worthy of internal inspection to fully appreciate the size, layout and condition.

ACCOMMODATION COMPRISES:

Ground Floor

Open Plan Living Area, Kitchen Area, Utility Room, Inner Hallway, Cloakroom, Under Stairs Storage.

Lower Ground Floor

Cellar

First Floor

Landing, 2 Double Bedrooms, 2 En Suite Shower Rooms, House Bathroom, Storage Cupboard.

Second Floor

Landing, Third Bedroom, Access to Boarded Loft Area.

Outside

Lawned garden to the side, rear access to 2 parking spaces and further patio area.



ACCOMMODATION:

GROUND FLOOR:

Open Plan Living Area:

Lounge Area:

17'4" x 18'0" (5.28 x 5.48)

Large room with half glazed external entrance door to the front, glazed screen entrance to the rear, wooden flooring, 2 radiators, access through to inner hallway, open access to the kitchen.



Kitchen Area:

19'2" x 11'8" (5.84 x 3.55)

Large room with extensive range of modern kitchen base units with granite worksurfaces, built in appliances including double oven, gas hob, extraction hood, dishwasher, 1 ½ bowl sink with mixer taps, island unit, recessed spotlights, double glazed bi fold doors to the front, double glazed side window.





Utility Room:

6'1" x 5'9" (1.85 x 1.75)

Base unit with stainless steel sink with mixer taps, gas fired central heating boiler, radiator, wall cupboards, plumbing for washing machine.

Inner Hallway:

5'6" x 12'0" (1.87 x 3.65)

Feature staircase to the first floor, radiator, understairs store cupboard, cloakroom/WC off.

Cloakroom/WC:

5'2" x 3'6" (1.57 x 1.06)

WC with hidden cistern, vanity wash hand basin, radiator, tiled walls, tiled floor.



LOWER GROUND FLOOR:

Cellar:

Large cellar area, useful storage space.

FIRST FLOOR:

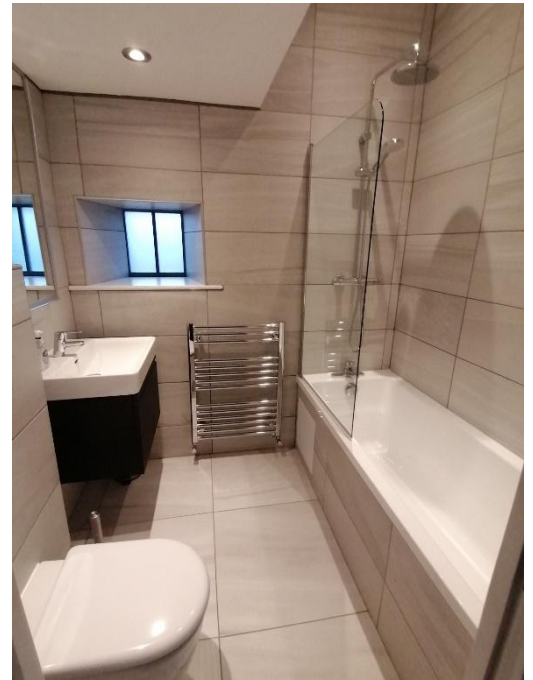
Landing:

9'0" x 6'0" (2.74 x 1.82) plus 2'9" x 15'0" (0.83 x 4.57)

Access to 2 bedrooms, and bathroom, staircase to second floor, understairs store cupboard.

Bathroom:

With 3 piece white bathroom suite comprising bath with drencher shower over off the system, vanity wash hand basin, WC with hidden cistern, double glazed window, heated towel rail, tiled walls, tiled floor.

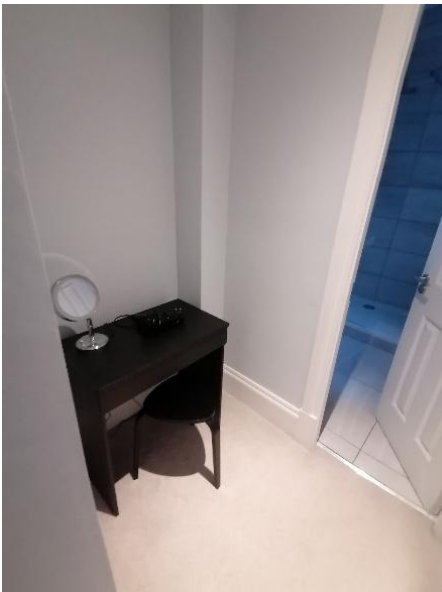




Bedroom 1:

11'9" x 18'4" (3.58 x 5.58)

Large double bedroom with 3 double glazed windows, 2 radiators, dressing area and en suite shower room off.



En Suite Shower Room:

6'10" x 5'7" (2.08 x 1.70)

Large shower enclosure with shower off the system, vanity wash hand basin, WC with hidden cistern, tiled floor, tiled walls, heated towel rail, double glazed window.





Bedroom 2:

8'7" x 14'7" (2.61 x 4.44)

Double bedroom with double glazed sash window, radiator, recessed spotlights.



En Suite Shower Room:

Shower enclosure with shower off the system, vanity wash hand basin, WC with hidden cistern, tiled floor, tiled walls, heated towel rail, double glazed window.

SECOND FLOOR:

Bedroom 3:

Landing area with access to bedroom, exposed roof truss, Velux roof light, bed platform, radiator.





OUTSIDE:

Manageable gardens around the property with walled boundaries, parking for 2 vehicles to the rear.



Directions:

Leave the Settle office down the High Street, turn right onto Chapel Street, then take the next left turn after the police station and the property is on the right hand side, a for sale board is erected.

Tenure:

Leasehold with vacant possession on completion

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](#) 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.

Local Authority:

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

Council Tax Band 'E'



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Market Place

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