1 CRAGDALE LODGE, DUKE STREET, SETTLE
£435,000

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1 CRAGDALE LODGE, DUKE STREET, SETTLE, BD24 9DU

Large 3 bedroomed, listed unique residence located in a superb, convenient position near to the centre of Settle.

The property is a contemporary designed modern home converted from part of the former Cragdale House with many original features still evident complemented by modern fixtures.

Well planned accommodation comprising spacious entrance hall with 2 bedrooms and shower room off.
Large open plan lounge, dining room and kitchen with high ceilings and large bay window.

Modern kitchen units and appliances with dining area. First floor master bedroom suite with en suite bathroom.

Decorated to a good standard with double glazed/secondary glazed windows and gas fired central heating.

Outside, forecourt parking for four plus vehicles, lawned gardens, patio/decked area.

Superb rear views towards Castlebergh, great location within easy access of the town's amenities.
The property forms part of a listed building which was converted by reputable local developers to a high standard and specification in 2016.

This property has to be viewed internally to fully appreciate the design, space and location.

Settle is a busy market town set amid splendid accessible countryside, with all amenities including independent shops, pubs, restaurants, and rail links on the famous settle to Carlisle Railway.

ACCOMMODATION COMPRISES:

Ground Floor
Entrance Hall, Shower Room, 2 Bedrooms, Store, Lounge/Kitchen Area

Lower Ground Floor:
Cellar.

First Floor
Landing, Master Bedroom, En Suite Bathroom

Outside
Decked Area, Forecourt Parking, Garden Area.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:
12'7" x 7'0" (3.85 x 2.13)
Solid external entrance door, leaded window, exposed stone mullions and surrounds, radiator, loft access, meter cupboard, cloaks cupboard.

Shower Room:
5’6” x 11’6” (1.67 x 3.50)
Large shower enclosure with drencher shower off the system, low flush WC, vanity wash hand basin, tiled walls, tiled floor, recessed spotlights, boiler in cupboard, 2 double glazed windows.

Bedroom 3:
10’6” x 12’2” (3.20 x 3.70)
Leaded mullioned window with secondary glazing, recessed spotlights, radiator.

Bedroom 2: to the rear
11’9” x 9’10” (3.58 x 2.99)
Double glazed double doors to decked area with views, double glazed window, radiator, recessed spotlights.

Store:
2’1” x 9’1” (0.63 x 2.76)
Off the entrance hall with plumbing for washing machine and shelf.

Lounge:
31’10” x 36’4” (9.70 x 11.07)
Large open plan room.

Kitchen Area:
12’7” x 25’0” (3.83 x 7.62)
Steps down from the lounge, range of kitchen base units with complementary granite work surfaces, breakfast bar, 1 ½ bowl sink with mixer tap, five ring gas hob, NEFF double oven, NEFF dishwasher, tall units, modern glazed screen with glazed balustrade, recessed spotlights, staircase to first floor, wood flooring, radiator.

Lounge Side:
Very spacious room, bay window with stone mullions and secondary glazing, high corniced ceiling, wood flooring, 2 radiators.

Lower Ground Floor:
Cellar 16’8” x 12’10” large room with ample storage.

FIRST FLOOR:
Landing Area:
Secondary glazed leaded mullioned window, sitting area with glass balustrade.

Master Bedroom:
12’8” x 10’10” (3.86 x 3.30)
Double bedroom with secondary glazed mullioned window, radiator, recessed spot lights.

En Suite Bathroom:
8’5” x 5’0” (2.56 x 1.52)
Bath with shower off the system, vanity wash hand basin, WC with hidden cistern, heated towel rail, tiled walls, tiled floor

OUTSIDE:

Side:
Parking, garden area with shrubs.

Rear:
Decked area, steps to good sized lawn, side gardens, views.

Directions:
Leave the Settle office down Cheapside and go left on to Duke Street approximately 150 yards, Cragdale Lodge is located on the left-hand side.

Tenure:
Leasehold, 999 years from January 2016, ground rent £250.00 per annum, management charges £160.00 per month.

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.

Floor Area:
1380ft^2, 128 sq^m

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. 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.

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.

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

Council Tax Band 'E'

1 Cragdale Lodge
Duke Street
SETTLE
BD24 9DU

Energy rating

C

Valid until	Certificate number
21 August 2036	**0300-2730-4680-2726-1511**

Property type	Semi-detached house
Total floor area	169 square metres

TOTAL FLOOR AREA: 1891 sq.ft. (175.7 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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www.tpos.co.uk

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