



19 BARREL SYKES, SETTLE
£120,000





19 BARREL SYKES, SETTLE, BD24 9JT

A one bedroom ground floor apartment, located in a superb position on a small cul-de-sac on the edge of Settle.

The property offers manageable accommodation with a pleasant rear garden and parking space to the front.

It benefits from upvc double glazed windows and door, along with gas fired central heating.

The apartment would benefit from some modernisation with likely works to include a new bathroom.

Available immediately with no onward chain. This property is ideal for a first time buyer, retired purchaser or an investment opportunity.

Well worthy of internal/external inspection to appreciate the position, condition and potential.

Conveniently located approximately half a mile, on level ground from Settle town centre.

Settle is a busy active market town set amid stunning countryside on the edge of the Yorkshire Dales National Park. The town offers a range of local amenities, such as independent shops, public houses and cafes. Recreational facilities include Victoria Hall theatre and sports clubs. The town has good transport links to Skipton (16 miles), Leeds, Kendal and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Lobby, Lounge/Kitchen, Bedroom, Bathroom

Outside

Parking Space, Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'0" x 8'0" (0.91 x 2.43)

Part glazed external entrance door with slated canopy over, radiator, coir matt, tiled floor.

Lounge/Kitchen:

Lounge Side:

10'0" x 13'0" (3.04 x 3.96)

Upvc double glazed window, radiator, wall mounted gas fire.





Kitchen Side:

5'6" x 7'0" (1.67 x 2.13)

Base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, oven, upvc double glazed window, gas fired central heating boiler, extractor hood.



Bedroom:

9'4" x 13'8" (2.84 x 4.16)

Double bedroom, upvc double glazed window, radiator, under stairs cupboard.



Bathroom:

6'4" x 5'6" (1.93 x 1.67)

3 piece coloured bathroom suite comprising bath with shower fitment off the taps, pedestal wash hand basin, WC, tiled floor, upvc double glazed window.

OUTSIDE:

Parking space, shed and 1 small outbuilding.



**Directions:**

Leave the Settle office down Church Street to Bridge End, turn right onto the B6478, take the 2nd right onto Barrel Sykes, number 19 is on the right hand side, a for sale board is erected.

Tenure:

Leasehold, 999 years from 1990, 963 years remaining, no freeholder or ground rent.

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 'A'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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