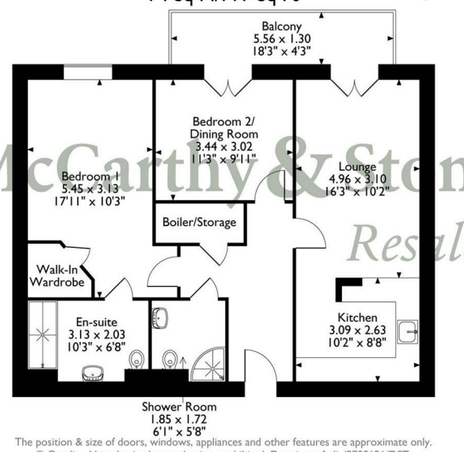
Excellent

Trustpilot

McCarthy & Stone
Resales.

The Wickets, Flat 19, Kirkgate, Settle
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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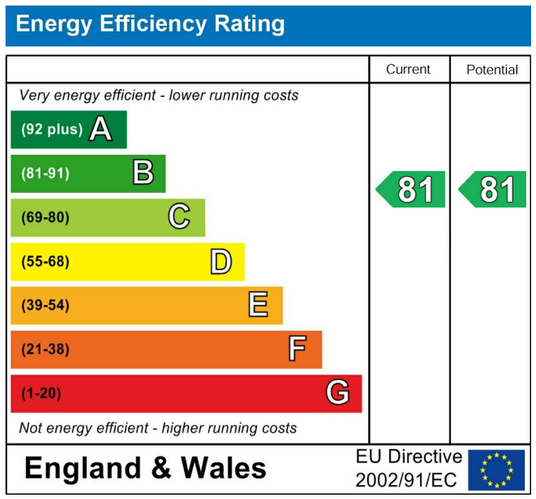

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman







19 The Wickets

Kirkgate, Settle, BD24 9FN

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 19 The Wickets could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £345,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A stunning third floor apartment with views overlooking Settle Cricket Pitch
- Two bedrooms & Two shower rooms
- Homeowners Lounge
- House Manager onsite
- Ideally situated opposite Booths
- Roof terrace with spectacular view of the Dales and the Cricket pitch
- 24-hour careline
- 350 Yards to Settle Town Centre
- Close to local amenities
- Guest suite (subject to additional charges)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 The Wickets, Settle

2 | 2 | Asking price £345,000

The Wickets
The Wickets is an exclusive McCarthy Stone retirement development for independent living, designed specifically for those aged 60 and over. Completed in 2018, it comprises just 22 one and two-bedroom apartments, creating a welcoming and close-knit community.

Residents enjoy a range of excellent communal facilities, including a comfortable homeowners' lounge and a superb rooftop terrace with far-reaching views across the cricket pitch and the Yorkshire Dales. A guest suite is also available for visiting family and friends (subject to availability and additional charges).

For added peace of mind, there is a dedicated House Manager during office hours, together with a 24-hour emergency call system and secure camera door-entry system linked to residents' televisions. Apartments also benefit from illuminated light switches, smoke and heat detectors, and a Vent-Axia ventilation system.

Outside, there are beautifully maintained communal gardens with seating areas, along with a mobility scooter store equipped with charging points.

Ideally located within walking distance of Settle town centre, The Wickets offers easy access to a wide range of shops, cafés, supermarkets and local amenities. Settle is a charming and historic market town on the edge of the Yorkshire Dales National Park, renowned for its weekly market, excellent transport links and the famous Settle-to-Carlisle railway line. The town also benefits from convenient road connections via the A65, providing access to both the M6 and A1, making it an ideal base for enjoying the surrounding countryside and beyond.

Property Overview
This immaculate two-bedroom third-floor apartment enjoys stunning views across Settle Cricket Club from its own private balcony. The spacious open-plan living area opens directly onto the balcony, creating a light and inviting space from which to enjoy the outlook.

The apartment features a modern fitted kitchen with integrated appliances including a washer dryer, a generous double bedroom with a walk-in wardrobe and a modern en-suite showeroom. This apartment also features a second double bedroom with french doors providing direct access to the private balcony, with a contemporary shower room, and a utilty room housing the washer/dryer.

Ideally positioned close to both the lift and communal staircase, the apartment offers convenient access to the homeowners' lounge and the excellent communal facilities available within the development.

Roof Terrace
The Wickets boasts a stunning roof terrace with ample contemporary seating, overlooking Settle Cricket Club. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Social Lifestyle
The Communal Lounge is at the heart of the community at The Wickets and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoon tea, monthly wine and nibbles, weekly Whist group meetings and a monthy Thai night, also with Ad-Hoc events and during the warm summer months drinks on the roof terrace.

They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services
• Fibre to the cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,360.52 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit Scheme
Parking is by allocated space, subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information
Lease: 999 years from 1st June 2018
Ground rent: £495 per annum.
Ground rent reviewed: 1st June 2033
Managed by: McCarthy Stone Management Services

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













