



**5 BOWERLEY GARDENS, LANGCLIFFE**  
**£239,000**





## 5 BOWERLEY GARDENS, LANGCLIFFE, SETTLE, BD24 9LY

This beautifully presented first floor apartment boasting approximately 1,000 sq ft of light and airy accommodation is located in the desirable Bowerley Gardens complex.

Situated approximately 400 yards from the picturesque village of Langcliffe, it offers the perfect blend of modern convenience and countryside charm, just a short distance from the market town of Settle.

Spacious Layout, generously proportioned rooms with plenty of natural light. Double glazed windows and gas fired central heating; energy efficient.

Immaculate Condition, move in ready with tasteful décor throughout, parking and gardens. Two dedicated parking spaces and access to well-maintained communal gardens.

Shared Freehold offering long term value and security

Perfect For families looking for a countryside home, a second home or holiday retreat in an idyllic location, investors seeking a property with excellent rental potential.

Surrounded by stunning scenery, 5 Bowerley Gardens is an exceptional opportunity to live or invest in one of the most beautiful regions in the UK.

**Shared freehold, no ground rent, owner managed and maintained, no shared areas within the apartment, own entrance door/private access.**

Langcliffe is a pretty village set around a village green, with stunning Dales countryside. The village has a church and village hall, other amenities are available close by in Settle. Rail links are via the famous Settle to Carlisle Railway.

Arrange a Viewing Today and make this your dream property!

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall.

#### First Floor

Lounge/Dining Room, Kitchen, 3 Bedrooms, Master Bedroom with Ensuite, House Bathroom.

#### Outside

2 Allocated Parking spaces and Access to Supplementary Visitor Parking.



## ACCOMMODATION

### GROUND FLOOR:

#### Entrance Hall:

Spacious hallway with stairs to first floor, intercom entrance, space for shoes, hanging space, and fitted carpet.



### FIRST FLOOR:

#### Lounge/Dining Room:

22'0" x 14'0" (6.70 x 4.26) plus dining area 6'0" x 14'0" (1.82 x 4.26)

Large open plan living room, feature window with long distance views, plus 4 double glazed windows, round window, dining area, fitted carpets and radiators.





### Loft:

Loft area fully boarded for storage space.



### Kitchen:

14'2" x 8'0" (4.31 x 2.43)

Range of kitchen base and wall units with complementary work surfaces, integrated dishwasher, fridge/freezer, electric oven, gas hob, extractor fan, stainless steel sink, double glazed window, laminate tiled floor, ceiling spotlights.



### Inner Hallway

Access to 3 bedrooms, large storage cupboard, utility cupboard with plumbing for washing machine and space for dryer.

### Master Bedroom:

14'4" x 11'8" (4.36 x 3.55)

Large double bedroom, fitted carpets, radiator, double glazed windows, ensuite bathroom off.





### **Ensuite:**

Comprising bath with fitted shower over off the system, WC, pedestal wash hand basin, double glazed window, tiled walls to dado.



### **Bedroom 2:**

9'9" x 10'8" (2.97 x 3.25)

Double bedroom, fitted carpets, radiator, double glazed window.



### **Bedroom 3:**

9'9" x 8'4" (2.97 x 2.54)

Single/Twin bedroom, fitted carpets, and radiator, access to balcony with views.





### **Bathroom:**

Shared by bedroom 2 & 3, comprising bath with fitted shower over off the system, WC, pedestal wash hand basin, towel rail, tiled walls to dado.



### **Outside:**

Two allocated parking spaces with supplementary visitor parking, balcony area with views.

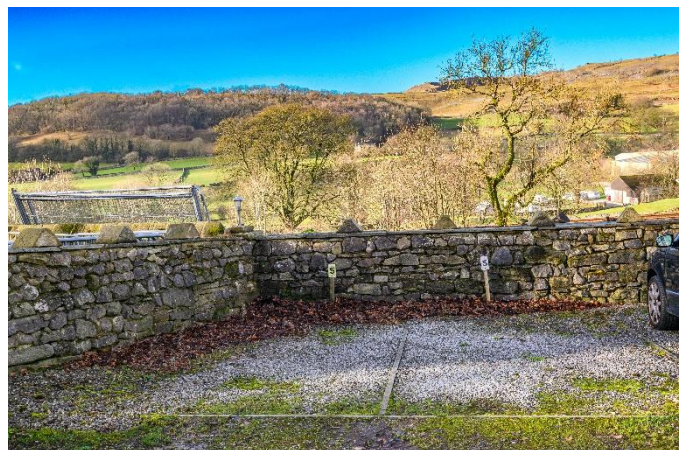


### **Directions:**

Leave the Settle office through the Market Square, down Church Street to Bridge End. Turn right towards Langcliffe, approximately ½ mile Bowerley is on the left. Turn into the development at the top entrance.

### **Tenure:**

Shared Freehold. The purchaser would be required to put £3,000 into a reserve fund and pay ongoing 1/5 of service charges. The purchaser would be a 1/5 owner of the freehold and 1/5 director of the Bowerley Community Fund and have direct say re expenses etc. On sale of the property the seller would be reimbursed their £3,000.



### **Services:**

All mains services are connected.



### 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 'C'

5 Bowerley Gardens Langcliffe SETTLE BD24 9LY		Energy rating <b>C</b>
Valid until <b>1 February 2034</b>	Certificate number <b>3134-1429-0300-0960-4272</b>	



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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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