



11 CRAVEN COTTAGES, SETTLE
£178,000





11 CRAVEN COTTAGES, SETTLE, BD24 9DF

2 Bedroomed, extended, mid terraced cottage, located in a convenient position approximately ¼ of a mile from the centre of town, within a popular residential area.

The cottage offers well maintained and presented accommodation laid over two floors and has good sized gardens to the front and enclosed rear yard.

Accommodation comprises, good size lounge with aspects over the garden, large rear single storey kitchen extension with extensive range of kitchen units. First floor, two bedrooms and modern bathroom.

Upvc double glazed windows and gas fired central heating are installed.

Ideal property for first time buyer, holiday/second home or investment potential.

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

Settle is a busy, popular market town set amid stunning countryside on the edge of the Yorkshire Dales National Park.

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Kitchen

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Enclosed Fore Garden, Rear Yard Area.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Lounge:

14'10" x 15'6" (4.52 x 4.72) inclusive of staircase

½ glazed upvc external entrance door, upvc double glazed window, doored staircase to the first floor, flame effect gas fire in wood fire surround, marble effect inset/hearth, understairs store cupboard, radiator.





Kitchen:

16'11" x 8'3" (5.15 x 2.51)

Rear extension comprising extensive range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, stainless steel extraction hood, ½ glazed upvc side external entrance door, upvc double glazed window, radiator, plumbing for washing machine, space for table.



FIRST FLOOR:

Landing:

Access to 2 bedrooms and bathroom, radiator, loft access.

Bedroom 1:

13'6" x 8'0" (4.11 x 2.43) plus lobby.

To the front, double bedroom, upvc double glazed window, radiator, built in wardrobe.



Bedroom 2:

10'5" x 7'6" (3.17 x 2.28)

Upvc double glazed window, bulkhead cupboard, radiator.





Bathroom:

6'3" x 8'5" (1.90 x 2.56)

3-piece white bathroom suite, comprising bath with shower over off the system, low flush WC, pedestal wash hand basin, heated towel rail, upvc double glazed window, Baxi gas fired central heating boiler in cupboard, boarded ceiling.



OUTSIDE:

Front:

Good sized fenced garden with access off path. Lawned area, flower beds, patio.



Rear:

Small yard area.

Directions:

Leave the Settle office down the Market Square onto Church Street, go under the Railway Bridge and turn left onto Marshfield Road. At the bottom go straight across the road behind Craven Terrace onto Craven Cottages, No.11 is on the lefthand side, a for-sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All Mains services are connected to the property.



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

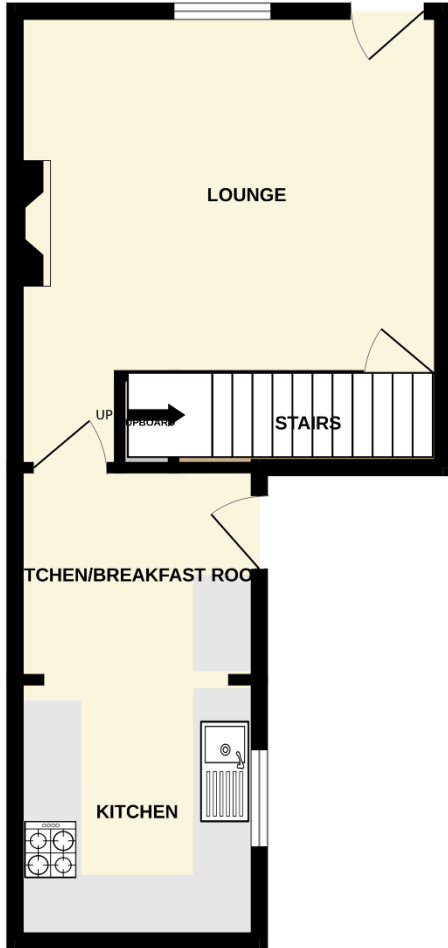
Council Tax Band 'B'

11 Craven Cottages SETTLE BD24 9DF		Energy rating D
Valid until 3 April 2035	Certificate number 3635-9824-3400-0104-8206	

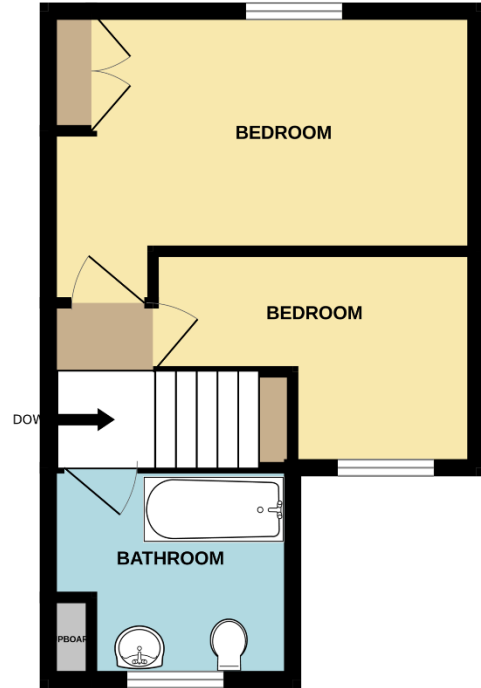
Property type	Mid-terrace house
Total floor area	61 square metres



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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Market Place
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

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