

**32 DUKE STREET, SETTLE**  
**£249,950**



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## 32 DUKE STREET, SETTLE, BD24 9DN

Interesting, stone built 2 bedroom character cottage located in a convenient position approximately 200 yards from the market square.

The property offers well maintained and presented accommodation laid over 3 floors with many interesting features and quality fixtures and fittings.

Upvc double glazed windows, some with shutters, gas fired central heating, panelled internal doors.

Lounge, entrance lobby, kitchen, and pantry to the ground floor. Double bedroom or lounge and large well appointed bathroom to the first floor. Double bedroom and single bedroom/Dressing area to the second floor. Outside, pleasant cottage style rear garden and small stone outbuilding.

Fantastic property in a very sought after area, well worthy of internal inspection to fully appreciate the size and layout.

Ideal cottage for family, first time buyer, holiday cottage or for investment purposes.

Settle is a busy market town located on the edge of The Yorkshire Dales National Park set amid stunning countryside. The town has all local amenities such as independent shops, public houses, cafes, churches, schools, theatre, and swimming pool.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Kitchen, Pantry.

#### First Floor

Landing, Bedroom/Lounge, Bathroom.

#### Second Floor

Single Bedroom/Dressing Area, Bedroom.

#### Outside

Cottage Style Rear Garden.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

Solid external entrance door with fan light over, doored staircase to the first floor, radiator, double doors to lounge.





### Lounge:

11'0" x 15'5" (3.35 x 4.70)

Upvc double glazed window with window shutters, flame effect gas fire within stone feature fireplace, shelved alcove, cupboards, radiator, high ceiling, laminated flooring.



### Kitchen:

9'4" x 9'1" (2.85 x 2.77)

Range of kitchen base units with complementary work surfaces, upvc double glazed window with window shutters, wall units, radiator, solid rear external entrance door, 1 1/2 bowl sink with mixer taps, plumbing for washing machine, cooker point, extractor hood.



### Pantry:

2'8" x 12'4" (0.81 x 3.76)

Off the kitchen, gas fired central heating boiler, window, shelves.





## FIRST FLOOR:

### Landing:

Access to bedrooms and bathroom, staircase to the second floor, panelled internal doors.

### Bedroom:

#### (Used as a lounge)

8'8" x 12'6" (2.64 x 3.81) plus 3'0" x 5'0" (0.91 x 1.52)

Upvc double glazed window with window shutters, wall mounted flueless gas fire, radiator, boarded floor.



### Bathroom:

9'1" x 8'5" (2.77 x 2.57)

Large bathroom with 3 piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window with window shutters, cupboard, radiator.



## SECOND FLOOR:

### Single Bedroom/Dressing Area, to the rear:

8'10" x 11'10" (2.69 x 3.61) max

Upvc double glazed window, open ceiling, boarded flooring, access to bedroom 3, panelled doors.





### **Bedroom, to the front:**

9'6" x 12'3" (2.90 x 3.74)

Upvc double glazed window with shutters, radiator, open ceiling, dormer type window, boarded flooring, eaves cupboards, radiator, loft access.



### **OUTSIDE:**

Cobbled path to cottage style rear garden with mature shrubs, boarded area, small stone outbuilding with ½ glazed door.

### **Directions:**

Leave the Settle office down Cheapside, turn left onto Duke Street, number 32 is located on the right hand 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

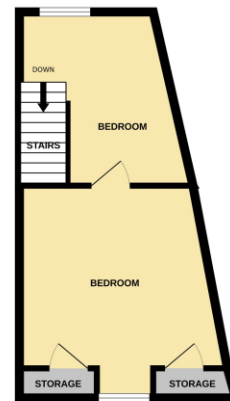
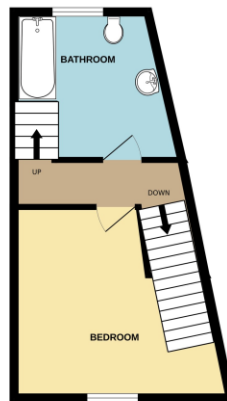
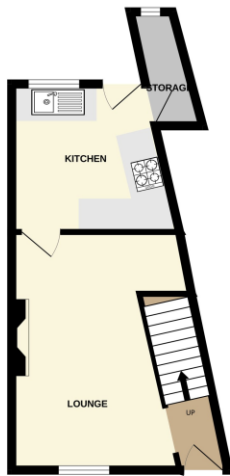
Council Tax Band 'B'

32 Duke Street SETTLE BD24 9DN		Energy rating <b>D</b>
Valid until <b>13 June 2033</b>	Certificate number <b>0350-2364-6260-2697-8765</b>	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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 is given as to their operability or efficiency can be given.  
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[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

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

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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