



**FELLSIDE COTTAGE, BOWERLEY, LANGCLIFFE**  
**£375,000**







# FELLSIDE COTTAGE, BOWERLEY, LANGCLIFFE, SETTLE, BD24 9LY

Large, 4 bedroom stone built house located within the Bowerley Development, spacious accommodation laid over three floors with double glazed windows, gas fired central heating.

Located in a superb position within the Bowerley complex, convenient for Langcliffe Village, or 1 mile to the Market town of Settle.

Ideal family property with quality fixtures and fittings, parking space.

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

Settle is a busy market town set amid scenic countryside on the edge of The Yorkshire Dales National Park.

The town has independent shops, public houses, cafes, schools, and recreational facilities, plus rail links to Leeds, Carlisle, Lancaster.

## ACCOMMODATION COMPRISES:

### Ground Floor

Entrance Hall, Bedroom, Study, Utility Area, Bathroom.

### First Floor

Landing, Lounge, Kitchen.

### Second Floor:

Landing, 2 Bedrooms, Bathroom.

### Outside

Allocated Parking Space.

## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

5'2" x 4'8" (1.57 x 1.42)  
opening out to 5'4" x 9'2" (1.62 x 1.42)  
Part glazed external entrance door,  
double glazed side window, staircase up  
to the first floor, radiator, recessed  
spotlights.

#### Bedroom 1:

16'0" x 10'5" (4.87 x 3.17)  
Double bedroom with 2 double glazed  
windows, radiator, and wall lights.





**Study/4<sup>th</sup> Bedroom:**

7'4" x 16'10" (2.23 x 5.13)

Double glazed, hard wood French doors opening onto patio area, side panel, radiator, under stairs store cupboard, wall lights.



**Utility Area:**

5'9" x 4'0" (1.75 x 1.21)

Work surfaces, plumbing for washing machine, radiator.



**Bathroom 2:**

5'9" x 5'6" (1.75 x 1.67)

Off the utility area, 3-piece bathroom suite comprising bath with Mira shower over, WC, pedestal wash hand basin, vertical radiator, part tiled walls, laminated flooring.







## FIRST FLOOR:

### Landing:

6'4" x 16'0" (1.93 x 4.87).

Double glazed window, staircase to the second floor, recessed spotlights.



### Lounge:

16'0" x 13'5" (4.87 x 4.08)

Good sized room with two large, double-glazed windows, living flame gas fire within stone feature fireplace, coved ceiling, dado rail, wall lights, radiator.



### Kitchen:

15'10" x 7'3" (4.82 x 2.21)

Range of kitchen base units with complementary work surfaces, wall units with under lights, 1 ½ bowl stainless steel sink with mixer taps, gas hob, built in electric oven, extractor hood, built in fridge freezer, built in dishwasher, radiator, double glazed windows to front and rear, gas fired combination boiler, recessed spotlights.







## SECOND FLOOR:

### Landing:

Spacious landing, part reduced eaves, Velux Roof Light, radiator, loft access.

### Bedroom 2:

10'2" x 10'4" (3.09 x 3.15)

Double bedroom, (currently home office space) part reduced eaves, Velux roof light, double glazed window, radiator, recessed spotlights.



### Bedroom 3:

10'3" x 9'9" (3.12 x 2.97)

Part reduced eaves, Velux roof light, double glazed window, radiator, recessed spotlights.

### Bathroom:

6'1" x 7'4" (1.85 x 2.23)

3 piece ivory bathroom suite comprising bath with Mira shower over, WC, pedestal wash hand basin, vertical radiator.



### OUTSIDE:

Parking area to the front of the property, allocated parking space to the rear of the complex, small patio sitting area.





**Directions:**

Leave Settle office through the Market Square, down Church Street to Bridge End. Turn right towards Langcliffe, approximately half mile Bowerley is on the left. Turn into the development at the top entrance. Fellside House is one of three properties on the left hand side.

**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:**

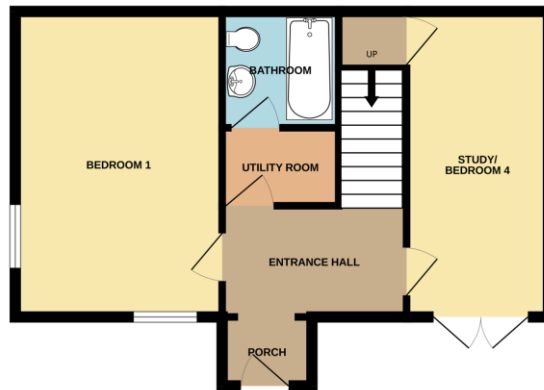
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'D'

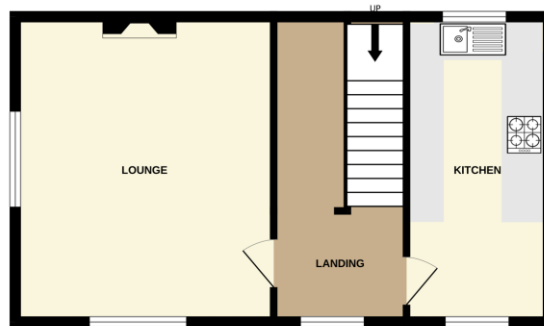
Score	Energy rating	Current	Potential
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81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



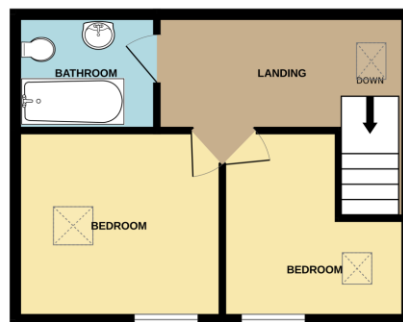
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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The UK's number one property website



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