



**12 KIRKGATE, SETTLE**  
**£185,000**





## 12 KIRKGATE, SETTLE, BD24 9DZ

Interesting 3 bedroom stone built character cottage located in a superb and very convenient position approximately 50 yards from the market square.

In need of modernisation to bring it back to modern day standards, but offers huge potential.

Ground floor, 2 small reception rooms, kitchen and pantry. Lower Ground Floor, cellar. First Floor, Landing, 3 bedrooms and a bathroom.

The property has timber double glazed windows and gas fired central heating via a modern boiler.

Renovation works are likely to include new kitchen and bathroom fittings, redecoration etc.

Some character features are evident including some flagged floors and pleasant return staircase.

Ideal property for first time buyer, investor, holiday cottage or second home.

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

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

The town offers a range of independent shops, public houses and cafes plus general amenities such as popular schools and recreational facilities.

There are regular transport links to major cities via the famous Settle to Carlisle railway to Leeds 40 miles, Skipton 16 Miles and Lancaster 25 miles. There are also regular bus services.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Dining Room, Kitchen, Pantry

#### Lower Ground Floor

Cellar

#### First Floor

Landing, 3 Bedrooms, Bathroom



## ACCOMMODATION:

### GROUND FLOOR:

#### Lounge:

10'2" x 11'8" (3.09 x 3.55)

Part glazed wood external entrance door, double glazed timber window, flame effect gas fire in wood fire surround with marble inset and hearth, radiator, encased beam ceiling.



#### Dining Room:

8'0" x 10'11" (2.43 x 3.32)

Double glazed timber window, radiator.



#### Kitchen:

7'0" x 10'2" (2.13 x 3.09)

Range of old style kitchen base units with complementary work surfaces, wall cupboards, electric oven, gas hob, extractor hood, gas fired combination boiler, stainless steel sink with mixer taps, part glazed rear external door, double glazed window, access to pantry, doored staircase to the first floor, radiator.





### **Pantry:**

6'0" x 7'6" (1.82 x 2.28)

Single glazed windows, stainless steel sink with mixer taps, flagged floors, steps down to cellar.

### **LOWER GROUND FLOOR:**

#### **Cellar:**

(Not measured)

Radiator, stone shelf, flagged floor, old WC.



### **FIRST FLOOR:**

#### **Landing:**

6'5" x 8'9" (1.95 x 2.66)

plus 5'8" x 2'7" (1.72 x 0.78)

Feature return spacious landing with tall double glazed window, radiator, access to 3 bedrooms and house bathroom, loft access. Access to 2 bedrooms and bathroom, upvc double glazed window, loft access.



#### **Bedroom 2:**

8'9" x 9'9" (2.66 x 2.97)

plus lobby 2'3" x 2'4" (0.68 x 0.71)

To the front with double glazed timber window, radiator.





### Bedroom 1:

9'2" x 9'6" (2.79 x 2.89)

To the front with double glazed timber window, radiator, built in wardrobe.



### Bedroom 3: to the rear

8'9" x 9'9" (2.66 x 2.97) plus lobby 2'3" x 2'4" (0.68 x 0.71)

Double glazed timber window, radiator.



### Bathroom:

6'1" x 5'0" (1.85 x 1.52)

3 piece white bathroom suite comprising bath, pedestal wash hand basin, WC, radiator, tiled walls to dado.



### Outside:

To the rear





**Directions:**

Leave the Settle office down Cheapside, cross over the road onto Kirkgate, number 12 is 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 'D'

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

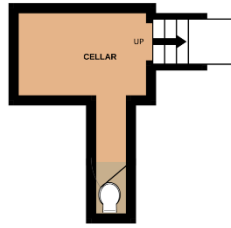
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



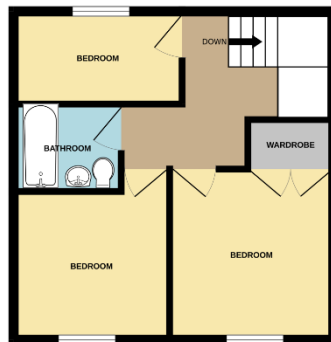
BASEMENT  
67 sq ft. (6.2 sq.m.) approx.



GROUND FLOOR  
352 sq ft. (32.7 sq.m.) approx.



1ST FLOOR  
356 sq ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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[www.tpos.co.uk](http://www.tpos.co.uk)

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