



**APARTMENT 8, KINGS MILL, SETTLE**  
**£169,950**





## APARTMENT 8, KINGS MILL, SETTLE, BD24 9FB

Very well presented one of the larger one bedroom first floor apartments situated within this popular mill development on the edge of town.

The apartment is decorated and presented to a very high standard and is ready for immediate occupation

Double glazed windows and electric heating are installed.

Ideal property for time buyer, second home or investment purposes.

The mill is a well-managed via a management company of which the buyer is a shareholder.

Outside, useful allocated parking space.

Settle is a busy and popular Market Town set amid stunning countryside on the edge of the Yorkshire Dales National Park. The town has all local amenities including independent shops, pubs, and cafes plus recreation and educational facilities.

Also, there is a railway station with services to Skipton 16 miles, Leeds 45 miles and Lancaster via Giggleswick Station.

### ACCOMMODATION COMPRISES:

#### Communal Entrance:

Staircase and lift to the first floor.

#### First Floor:

Lounge/Kitchen, Hallway, Double Bedroom, Store Room, Shower Room.

#### Outside

Parking Space.

### ACCOMMODATION:

#### FIRST FLOOR:

#### Lounge/Kitchen:

Open plan room with lounge area to one side, kitchen to the other.

#### Lounge Side:

16'9" x 11'5" (5.11 x 3.48)

Solid entrance door, part glazed door to Juliet balcony, double glazed window, tiled window sills, electric heater, wall lights.





### **Kitchen Side:**

6'8" x 10'2" (2.03 x 3.10)

Range of kitchen base units with complementary worksurfaces, wall cupboards, stainless steel sink with mixer taps, NEFF built in electric oven, BOSCH induction hob, and extraction hood, built in washing machine, plumbing for dishwasher, space for table, double glazed window, recessed spotlights.



### **Hallway:**

9'6" x 3'0" (2.90 x 0.91)

Range of built in mirror fronted wardrobes, wall lights, access to the bedroom and shower room.

### **Bedroom 1:**

9'2" x 14'7" (2.79 x 4.45)

Double bedroom, double glazed window with slate sill, wall light.



### **Store:**

5'0" x 4'2" (1.52 x 1.27)

Off the bedroom, cylinder/shelving.

### **Shower Room:**

6'2" x 6'0" (1.88 x 1.83)

3 Piece white bathroom suite comprising shower enclosure with shower over off the system, pedestal wash hand basin, WC, tiled walls, and heated towel rail.



### **OUTSIDE:**

Allocated parking space within private parking court.



**Directions:**

Leave Settle office go down Cheapside and turn left on to Duke Street, take the next right turn on to Station Road, follow the road around under the railway bridge, before the River Bridge turn right onto the Industrial estate, follow the road around this will take you to Kings Mill Lane.

**Tenure:**

Leasehold on 999 years starting in 2003. Monthly service charge of £94.69 which covers buildings insurance, external maintenance, lift maintenance and cleaning of internal shared areas.

**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'





**Floorplan and EPC to follow:-**



[www.tpos.co.uk](http://www.tpos.co.uk)

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