



11 HALSTEADS COTTAGES, SETTLE £195,000





11 HALSTEADS COTTAGES, SETTLE, BD24 9QJ

2-bedroom, mid terrace cottage located in a superb position within the popular 'Gardens' area of Settle approximately a quarter of a mile level walk from the market square.

The cottage enjoys outstanding views to the front over the rugby field towards the Settle hills and Castlebergh.

Accommodation laid over 2 floors, in need of some modernisation, but offers great potential.

Majority double glazed windows and gas fired central heating.

Ideal property for first time buyer, couple, small family, holiday cottage or investment.

Well worthy of inspection to appreciate the position, views and potential.

Settle is a busy and popular market town situated on the edge of the Yorkshire Dales National Park.

The town has all local amenities including independent shops, public houses, cafes, recreational facilities and transport links to Skipton and Leeds.

N.B. This property does require some structural work (hence to price).
Copy of structural report on request.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Lounge, Dining Kitchen, Rear Lobby, WC.

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Forecourt Parking, Rear Yard, Outbuilding.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

3'6" x 4'10" (1.06 x 1.47)

Half glazed upvc external entrance door, upvc double glazed panels, tiled flooring, part glazed door to the lounge.





Lounge:

12'2" x 13'8" (3.70 x 4.16)

Good sized room with large upvc double glazed window with views, gas fire, radiator, glazed door, staircase to first floor, picture rail, alcoves.



Dining Kitchen:

13'8" x 10'0" (4.16 x 3.04) plus 5'8" x 8'9" (1.72 x 2.66)

Range of base units with complementary work surfaces, wall units, stainless steel sink, electric cooker point, single glazed window, dining side with space for table.



Rear Lobby:

Half glazed external door, access to WC.

WC:

4'1" x 2'7" (1.24 x 0.78)

WC, wash hand basin.

FIRST FLOOR:

Landing:

10'0" x 5'6" (3.04 x 1.67)

Access to 2 bedrooms and bathroom, loft access.



Bedroom 1:

13'0" x 12'2" (3.96 x 3.70)

Good sized double bedroom, upvc double glazed window with views, radiator, picture rail.



Bedroom 2:

10'1" x 8'0" (3.07 x 2.43)

Upvc double glazed window, radiator, built in wardrobes.



Bathroom:

9'0" x 8'7" (2.74 x 2.61)

3 piece white bathroom suite comprising bath with electric shower over, WC, pedestal wash hand basin, cylinder/airing cupboard with immersion heater and water tank, upvc double glazed window, radiator.





OUTSIDE:

Front:

Foregarden, parking area.



Rear:

Enclosed rear yard, outbuilding.

Directions:

Leave the Settle office, go down Cheapside, turn left onto Duke Street, go approximately a quarter of a mile, turn left down High Hill Grove Street adjacent to the chapel, at the bottom turn right onto Halsteads Cottages, number 11 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.

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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

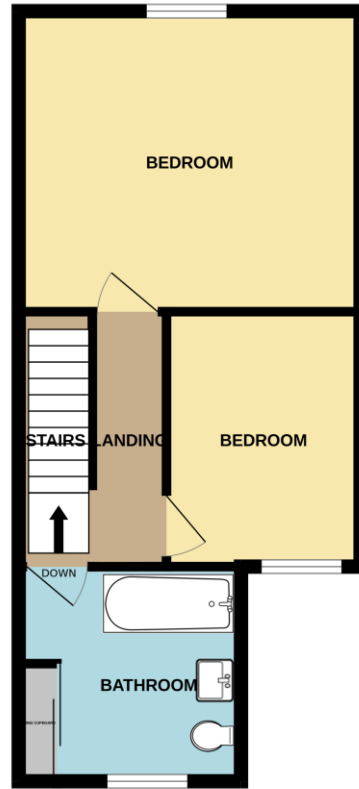
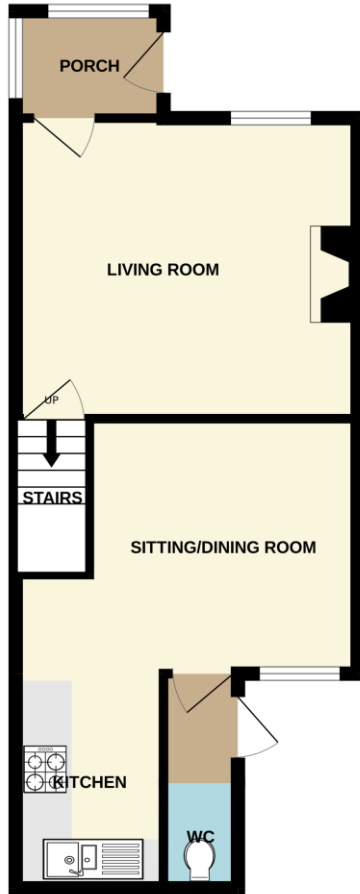
Council Tax Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

1ST 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 as to their operability or efficiency can be given.
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