



29 VICTORIA STREET, SETTLE
£190,000



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29 VICTORIA STREET, SETTLE, BD24 9HD

Stone built two bedroomed character cottage located in a superb position in the popular upper Settle area of town offering accommodation laid over two floors.

Well-presented throughout with modern kitchen units, some double-glazed windows and gas fired central heating.

Open plan ground floor living space with large, multi-paned window to the front and ornate stone fireplace housing flame effect gas fire.

First floor good sized double bedroom to the front, single bedroom to the rear and three piece bathroom suite.

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

The property has recently been a let property and is available with some furnishings if required or vacant.

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

ACCOMMODATION COMPRISES:

Ground Floor

Lounge, Dining Kitchen.

First Floor

Landing, 2 Bedrooms and Bathroom

Outside

Small Outbuilding.

ACCOMMODATION:

GROUND FLOOR:

Lounge:

12'0" x 13'6" (3.65 x 4.11)

Solid external entrance door, large double-glazed screen multi pane window, radiator, feature stone fireplace with wood mantle and flagged hearth with flame effect gas fire, 2 shelved alcoves, staircase up to the first floor, open under staircase, access through to dining kitchen.

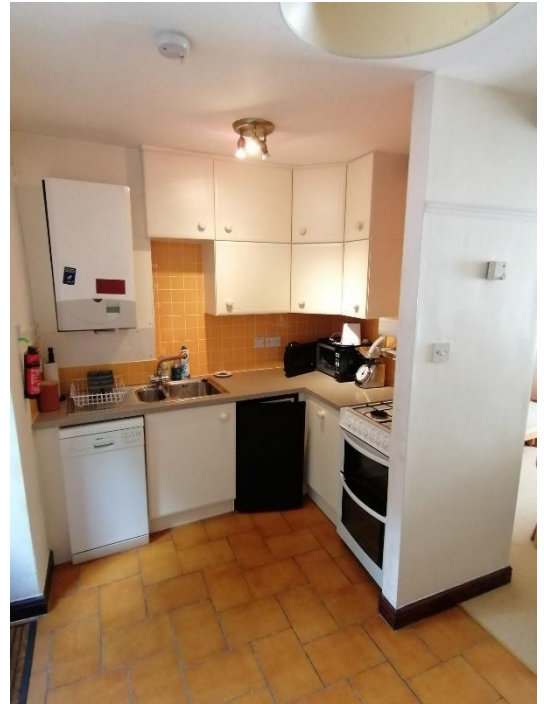




Dining Kitchen:

12'0" x 8'0" (3.65 x 2.43)

Kitchen base units with complementary work surfaces, 1 ½ bowl stainless steel sink with mixer taps, wall cupboards, tiled flooring, ½ glazed rear external entrance door, space for table, double glazed window, gas fired central heating boiler, cooker point, radiator.



FIRST FLOOR:

Landing:

With access to 2 bedrooms and a bathroom, loft access.

Bedroom 1: to the front

12'0" x 11'7" (3.65 x 3.53)

Double bedroom, single glazed sash window, radiator, bulk head shelf.



Bedroom 2: to the rear

9'7" x 6'4" (2.92 x 1.93)

Single glazed window, radiator.

**Bathroom:**

5'0" x 6'5" (1.52 x 1.95)

Tub bath with electric shower over, pedestal wash hand basin, WC, single glazed window, radiator and tiled walls to dado, wall mirror, heated towel rail.

OUTSIDE:

Rear passage, small stone shed.

Directions:

Leave the Settle office up the High Street on to Victoria Street, No 29 is located on the left hand side approximately 100m's. A For Sale board is erected.

Tenure:

Freehold with vacant possession, although some furnishings can be sold with the property if required.

Services:

All 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.

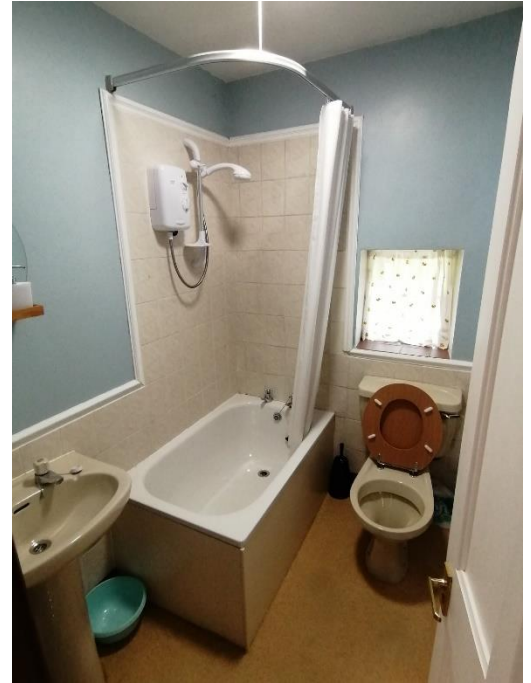
Marketing:

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.



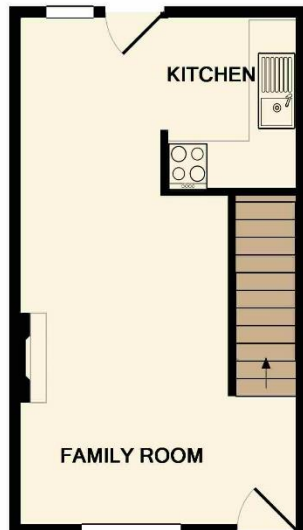


Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'

29, Victoria Street SETTLE BD24 9HD		Energy rating C
Valid until 11 April 2027	Certificate number 0053-2819-7044-9293-7051	

Property type	Mid-terrace house
Total floor area	48 square metres



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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