



**6 WATERSHED COTTAGES, SETTLE**  
**£145,000**





## 6 WATERSHED COTTAGES, LANGCLIFFE ROAD, SETTLE, BD24 9LR

Interesting, one double bedroom, mid terraced, stone built cottage style property, located in a convenient position on the edge of Settle.

The cottage offers accommodation laid over three floors with the ground floor having a covered entrance, good sized living room with balcony to the rear and rear views.

To the lower ground floor, large kitchen with range of units. First floor, double bedroom with ensuite bathroom off. Parking for the cottage is located in the adjacent Mill carpark.

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

Upvc double glazed windows (2 years old) and gas fired central heating.

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

Located at the edge of town approximately ½ a mile level walk to the centre and the towns amenities.

Settle is a popular Market Town located on the edge of the Yorkshire Dales National Park, amid scenic countryside. The town has all local amenities such as independent shops, schools, recreational facilities, railway station and regular bus service.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Lounge, Balcony.

#### Lower Ground Floor

Kitchen.

#### First Floor

Double Bedroom, Ensuite Bathroom.

#### Outside

Parking facility in adjacent carpark.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Lounge:

15'2" x 15'8" (4.62 x 4.77)

Covered shared entrance with part glazed external entrance door, spacious lounge with staircase to the first floor, staircase down to the lower ground floor, upvc double glazed rear door with access to the balcony, cupboard housing gas fired central heating boiler, upvc double glazed window, radiator.





### **Balcony:**

With pleasant roof top views.

### **LOWER GROUND FLOOR:**

#### **Kitchen:**

13'10" x 14'2" (4.21 x 4.31)

Range of kitchen base units with complementary worksurfaces, wall units, 1½ bowl sink with mixer taps, plumbing for washer, electric cooker point, radiator.



### **FIRST FLOOR:**

#### **Bedroom:**

14'9" x 15'2" (4.49 x 4.62)

Double bedroom, exposed roof truss plus open ceiling, two Velux rooflights, two upvc double glazed windows, cupboard, radiator.

#### **Ensuite Bathroom:**

3 piece bathroom suite comprising bath, WC, vanity wash hand basin, sliding door, reduced eaves.



### **OUTSIDE:**

Balcony area to the rear of the property. Parking in carpark to the rear of the properties, adjacent to the Mill.

### **Directions:**

Leave the Settle office down through the Market Square on to Church Street, proceed to Bridge End and go right onto the B6479. Go approximately ¼ of a mile and Watershed Cottages are located on the left hand side. A For Sale board is erected.

### **Tenure:**

Freehold with vacant possession on completion

### **Services:**

All Mains services are connected to the property.

### **Age:**

Converted approximately 1985 from part if the former Mill buildings.

### **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'



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

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightestateagents.co.uk](mailto:settle@neilwrightestateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightestateagents.co.uk](mailto:bentham@neilwrightestateagents.co.uk)

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.