



## 9 DAWSONS COURT, SETTLE

£162,500







## 9 DAWSONS COURT, SETTLE, BD24 9RX

Very well appointed two bedroom, second floor apartment located within a converted block of similar properties, situated in a convenient position in the centre of Settle within easy access of the local amenities.

Access is via a private shared staircase and entrance to the apartment. Internally there are two good sized bedrooms, large open plan lounge/kitchen area with open ceiling and house bathroom.

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

Double glazed windows and gas fired central heating are installed. Decorated and presented throughout to a high standard, ready for immediate occupation with no onward chain.

Well worthy of internal inspection to appreciate the size, quality and presentation, and also to appreciate the property's convenience.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Communal Entrance and Staircase to Second Floor

#### Second Floor

Hallway, Lounge/Kitchen, 2 Bedrooms, Shower Room

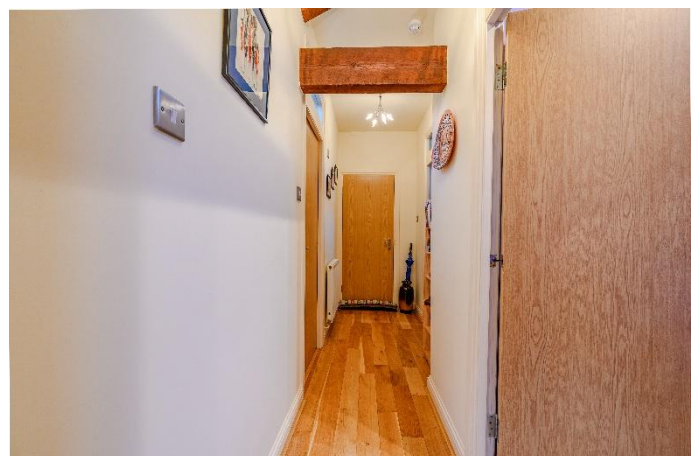
### ACCOMMODATION:

#### SECOND FLOOR:

##### Inner Hallway:

3'9" x 12'2" 1.14 x 3.70

Access to the lounge/kitchen, 2 bedrooms and bathroom, oak flooring, radiator.





### Lounge/Kitchen:

13'1" x 18'4" (3.98 x 5.58) plus 8'8" x 7'10" (2.64 x 2.38)

Open plan room with lounge to one side and kitchen to the other side. Open ceiling with exposed roof truss, 2 Velux roof lights, timber double glazed window, oak flooring, radiator, new gas fired central heating boiler in cupboard.

### Lounge Side:



### Kitchen Side:

Range of modern kitchen base units with complementary worksurfaces, stainless steel sink with mixer taps, built in appliances including Firenzi electric oven, gas hob, fridge freezer, extractor hood and washing machine.







### Bedroom 1:

9'5" x 9'9" (2.87 x 2.97)

Double bedroom, double glazed timber window, radiator, Velux window, exposed roof truss/beams.



### Bedroom 2:

9'0" x 6'7" (2.74 x 2.00)

Single bedroom, Velux roof light, radiator, purlins.



### Bathroom:

5'6" x 9'8" (1.67 x 2.94)

4 piece white bathroom suite comprising shower enclosure with shower off the system, low flush WC, pedestal wash hand basin, Velux roof light.



**Directions:**

Leave the Settle office across the Market Square, walk behind the Naked Man Café, and in the far right hand corner there is a gate, Dawson's Court is on the right hand side. A For Sale Board is erected.

**Tenure:**

Leasehold 999 years from 2003, service charge of £138.00 per month.

**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.

9 Dawsons Court SETTLE BD24 9RX		Energy rating  C
Valid until <b>2 February 2035</b>	Certificate number <b>5635-2329-5400-0839-6272</b>	

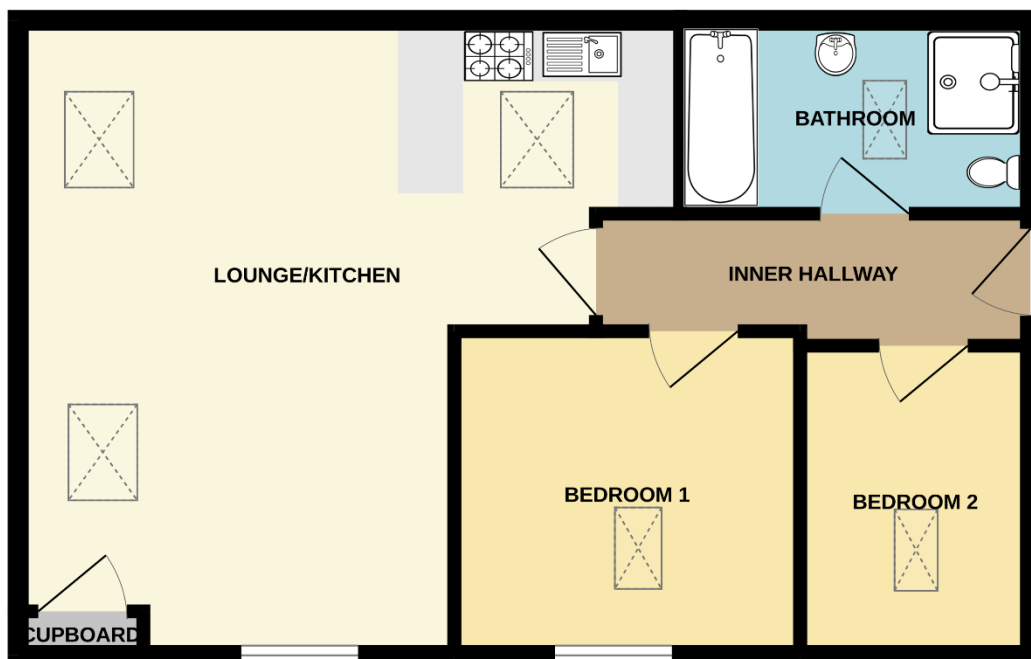
Property type	Top-floor flat
Total floor area	52 square metres



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

Council Tax Band 'B'

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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