



**4 BOWERLEY GARDENS, LANGCLIFFE**  
**£295,000**





## 4 BOWERLEY GARDENS, LANGCLIFFE, SETTLE, BD24 9LY

Spacious 3 bedroomed second floor apartment located within a small block of apartments at Bowerley having its own private entrance.

Light and airy accommodation offering very large open plan lounge/kitchen with large bay window and superb westerly views across the valley.

Kitchen area with range of kitchen base units and integral appliances.

Master double bedroom with ensuite shower room off, plus two further bedrooms and well-appointed house bathroom.

Outside, private car park, two allocated spaces plus visitor spaces. Private garden area adjacent to parking spaces and a splendid private balcony facing west to enjoy the sunsets.

Well presented internally with double glazed windows and gas fired central heating.

**Shared freehold, no ground rent, owner managed and maintained, no shared areas within the apartment, own entrance door/private access.**

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

Bowerley Gardens are located on the edge of the Yorkshire Dales National Park (across the road) and within a mile of the popular Market Town of Settle.

Ideally positioned for access to Settle's amenities or village life in Langcliffe and accessible to stunning countryside. Langcliffe has an active community with Village Hall, and Church.

Settle has a wide range of independent shops/cafes plus educational and recreational facilities, with transport links to Skipton 16miles and Kendal 20 miles, plus rail links to Leeds and Lancaster.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall.

#### Second Floor

Landing, Lounge/Kitchen, Bedroom 1 with Ensuite, 2 Further Bedrooms, House Bathroom.



## Outside

Second Floor Balcony, Private Car Park, 2 Allocated Spaces Plus Visitor Spaces, Private Garden Area Adjacent to the Parking Spaces.



## ACCOMMODATION:

### GROUND FLOOR:

#### Entrance Hall:

Private entrance with part glazed external entrance door, wide split staircase up to the second floor.

### SECOND FLOOR:

#### Landing:

10'2" x 3'10" (3.09 x 1.16)

Access to 3 bedrooms, loft access, fire door plus screen to inner lobby.

#### Inner Lobby:

5'6" x 3'0 (1.67 x 0.91)

Access to lounge/kitchen, bedroom 3, and house bathroom.

#### Lounge/Kitchen:

15'1" x 24'6" (4.59 x 7.46) overall excluding bay window.

Large open plan room.





### Lounge:

15'1" x 16'0" (4.59 x 4.87)

With square bay window double glazed with superb views, two radiators, double glazed side window, coved ceiling.



### Kitchen Side:

8'1" x 14'4" (2.46 x 4.36)

Range of kitchen base units with complementary worksurfaces, wall units, glass wall, 1 ½ bowl sink with mixer taps, built in electric oven, gas hob, extractor hood, gas fired combination boiler in cupboard, built in fridge freezer, loft access, side double glazed window, tiled floor. Large double doored cupboard with plumbing for washing machine.





### **Bedroom 1:**

9'5" x 13'0" (2.87 x 3.96)

Double bedroom, 2 double glazed windows, 2 radiators, coved ceiling.



### **Ensuite Shower room:**

5'3" x 5'2" (1.60 x 1.57)

Shower enclosure with shower over off the system, pedestal wash hand basin, low flush WC, double glazed window, radiator, tiled flooring.



### **Bedroom 2:**

8'7" x 15'4" (2.61 x 4.67)

Double bedroom, 2 double glazed windows, 2 radiators, coved ceiling.





### Sunset from the balcony:



### Bedroom 3:

10'2" x 9'2" (3.09 x 2.79)

Double glazed door to balcony (west facing), radiator.



### House Bathroom:

6'4" x 5'8" (1.93 x 1.72)

plus 3'0" x 3'9" (914 x 1.14)

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





## **OUTSIDE:**

Private car park, two allocated spaces plus visitor spaces. Private garden area adjacent to parking spaces, private second floor balcony.



## **Directions:**

Leave the Settle office through the Market Square, down Church Street to Bridge End. Turn right towards Langcliffe, approximately ½ mile Bowerley is on the left. Turn into the development at the top entrance.

## **Tenure:**

Shared Freehold. The purchaser would be required to put £3,000 into a reserve fund and pay ongoing 1/5 of service charges. The purchaser would be a 1/5 owner of the freehold and 1/5 director of the Bowerley Community Fund and have direct say re expenses etc. On sale of the property the seller would be reimbursed their £3,000.

## **Leasehold:**

999 years from 7<sup>th</sup> November 2005

## **Services:**

All mains services are connected.

## **Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

## **Flooding:**

[Check for flooding in England - GOV.UK](#) shows that there is low risk of flooding.

## **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 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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