



**2 CRAGDALE GARDENS, SETTLE**  
**£220,000**





## 2 CRAGDALE GARDENS, SETTLE, BD24 9DY

2 Bedroom mid terraced bungalow located in a superb and convenient position approximately 400 yards level walk from the centre of town.

Situated in a very popular and sought after position, worthy of inspection to appreciate the location and size.

Ideal for single or retired couple, easily managed accommodation.

In need of some modernisation to bring it up to modern day standards, but offers huge potential.

Upvc double glazed windows and gas fired central heating are installed.

Pleasant garden areas to the front and rear plus allocated parking space.

Settle is an historic market town situated on the edge of The Yorkshire Dales National Park set amid scenic countryside.

The town has all local amenities such as local shops, booths supermarket and rail and bus links to Skipton, Leeds and Lancaster.

### ACCOMMODATION COMPRISSES:

#### Ground Floor

Entrance Porch, Lounge, Kitchen, Lobby, Bedroom 1, Bedroom 2, Bathroom.

#### Outside

Foregarden, rear garden, Parking Space.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Porch:

3'8" x 6'0"

Half glazed upvc external entrance door, cupboard, glazed inner door.

##### Lounge:

12'2" x 16'7"

Upvc double glazed window, wood fire surround, gas fired boiler in cupboard, glazed door to kitchen and hallway.





### **Kitchen:**

**8'3" x 8'9"**

Half glazed rear door, upvc double glazed window, kitchen base units and wall units, gas hob, built in double oven, stainless steel sink with mixer taps, plumbing for washing machine, radiator.



### **Lobby:**

**2'9" x 4'6"**

Loft access, access to 2 bedrooms and bathroom.

### **Bedroom 1:**

**9'0" x 13'5"**

Double bedroom, upvc double glazed window, radiator.



### **Bedroom 2:**

**5'9" x 11'7"**

Single bedroom, upvc double glazed window, radiator.

### **Bathroom:**

**6'0" x 5'4"**

Three piece coloured bathroom suite comprising bath with shower over off the taps, pedestal wash hand basin, WC, vertical radiator.

### **OUTSIDE:**

#### **Front:**

Foregarden with shrubs.

#### **Rear:**

Patio area with steps. Parking space.



#### **Directions:**

Leave the Settle office up the High Street, go through the access to Greenfoot car park, turn left before the car park entrance, number 2 has an allocated parking space.

#### **Tenure:**

Freehold with vacant possession on completion.

#### **Services:**

All Mains services are connected to the property.

#### **Age:**

1980s

#### **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 the risk of flooding is very low.

### **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'



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