



## CRAGG COTTAGE, 7 BOWSKILLS YARD, SETTLE

£230,000







# **CRAGG COTTAGE, 7 BOWSKILLS YARD, SETTLE, BD24 9ES**

Superb 2 bedroomed, stone-built character cottage, located in a stunning position near to the centre of town.

Located in an elevated position with pleasant views to the front. Offering accommodation laid over 2 floors.

Ground floor, large open plan lounge/dining room, small kitchen area.

First floor, landing, good sized double bedroom, small single bedroom/office, shower room.

Outside, private elevated rear patio/sitting area. The property has double glazed windows and gas fired central heating.

Ideal property for first time buyer, holiday home or investment property. Well worthy of inspection to fully appreciate the size, character, position, and views.

Settle is a busy market town set within outstanding countryside on the edge of the Yorkshire Dales National Park. The town has local amenities including a range of independent shops, public houses, cafes, railways station and bus services.

## **ACCOMMODATION COMPRISES:**

### **Ground Floor**

Lounge/Dining Room, built in shelved cupboard, Kitchen.

### **First Floor**

Landing, 2 Bedrooms, Shower Room

### **Outside**

Small Fore garden, Rear Patio Area

## **ACCOMMODATION:**

### **GROUND FLOOR:**

#### **Lounge/Dining Room:**

Good sized through room with lounge to one side and dining area to the rear.

#### **Lounge Side:**

12'10" x 10'8" (3.91 x 3.25)

Solid external door, double glazed window, multi fuel stove within recessed fireplace, slate floor.



#### **Dining Side:**

9'10" x 11'8" (2.99 x 3.55)

Staircase to the first floor, under stairs store cupboard, large cupboard for cloaks etc, radiator.



**Inner Lobby:**

3'8" x 2'9" (1.11 x 0.83)

Access to the kitchen, radiator.

**Kitchen:**

9'9" x 3'7" (2.97 x 1.09)

plus 3'4" x 5'4" (1.01 x 1.62)

Base units with complementary worksurfaces,  
sink with mixer taps, wall units, cooker point.

**FIRST FLOOR:**

**Landing:** Small landing area with access to 2 bedrooms and shower room, gas central heating boiler.

**Bedroom 1:**

11'6" x 7'6" (3.52 x 2.28)

Upvc double glazed window with views, radiator, built in wardrobe.

**Bedroom 2:**

9'8" x 4'10" (2.94 x 1.47)

Small single bedroom/study glazed rear door.





**Shower Room:**

Shower cubicle, WC, wash hand basin.

**OUTSIDE:**

Sunny patio area to rear with right of access across the back for number 6, wall to steep steps.

**Directions:**

Leave the Settle office up Castle Hill, at the top go onto Bowskills Yard on the right-hand side, there is no for sale board.

**Tenure:**

Freehold with vacant possession on completion

**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.

**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](https://www.gov.uk/check-flood-risk) shows that the risk of flooding is very low.

**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'

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

7, Bowskills Yard SETTLE BD24 9ES		Energy rating <b>D</b>
Valid until <b>17 July 2021</b>	Certificate number <b>9788-4034-6243-8189-5944</b>	

Property type	Mid-terrace house
Total floor area	65 square metres



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

Market Place

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