



6 GREEN CROFT, SETTLE
£269,995





6 GREEN CROFT, SETTLE, BD24 9RS

Well presented 2 bedroom semi detached bungalow located in a superb and private position in the Upper Settle Area.

Manageable accommodation with good sized lounge, 2 bedrooms, kitchen, bathroom and L shaped entrance hall.

The property is decorated to a high standard and Upvc double glazed windows and gas fired central heating are installed.

Ready for immediate occupation with no onward chain.

Pleasant private lawned garden area with patio and fantastic views over Settle, plus a parking space.

Private location yet approximately a quarter of a mile walk from the market square.

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

Ideal property for downsizer or retired buyer.

Settle is a popular market town located on the edge of The Yorkshire Dales National Parks.

The town offers all local amenities including independent shops, public houses, cafes, recreational and educational facilities plus rail and bus links to Leeds, Skipton and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen, 2 Bedrooms.

Outside

Garden, Parking

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

13'2" x 3'0" (4.01 x 0.91)

plus 7'4" x 6'0" (2.23 x 1.82)

Upvc ½ glazed external entrance door, L Shaped hallway with access to all rooms cupboard housing gas fired combination boiler, radiator.





Lounge:

19'3" x 12'7" (5.86 x 3.83)

Good size room, gas stove within stone fireplace with wood mantle, upvc double glazed double doors, upvc double glazed gable window, 2 ceiling lights, coved ceiling.



Kitchen:

8'6" x 6'9" (2.59 x 2.05)

Range of kitchen base units with complementary worksurfaces, stainless steel sink, built in electric oven, built in fridge freezer, plumbing for washing machine, radiator, upvc double glazed window.



Bedroom 2:

9'5" x 7'0" (2.87 x 2.13)

Single bedroom, upvc double glazed window and radiator.

Bedroom 1:

13'0" x 9'8"

Double bedroom, upvc double glazed window, large built-in wardrobe, coved ceiling, radiator.





Shower Room:

6'10" x 6'0" (2.08 x 1.82)

Large shower enclosure with shower over off the system, pedestal wash hand basin, WC, part boarded walls, radiator.



OUTSIDE:

Parking space, manageable garden with small lawn, flower beds, patio area, walled boundaries.



Directions:

Leave the Settle office up the High Street onto Victoria Street, go right onto Commercial Street, just before The Green turn right under the archway, number 6 is at the bottom of the courtyard 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:

Approximately 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.

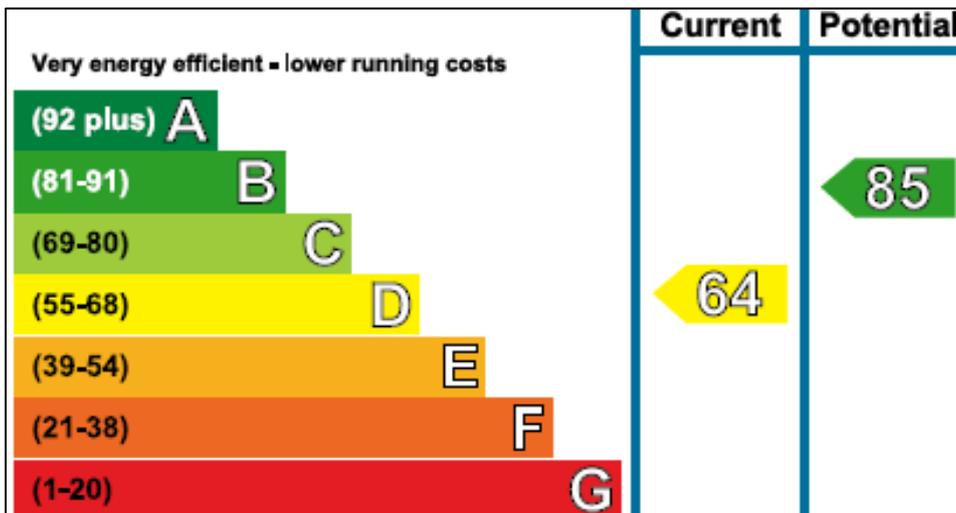
N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

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 'C'





GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.6 sq.m.) approx.
While 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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