



Offers Over £100,000

- One bedroom ground floor apartment
- Private patio to rear
- Allocated parking space
- Gas central heating and double glazed windows throughout
- Ideal first home, bolt hole or buy to let investment
- No onward chain

3 Barrel Sykes, Settle, North Yorkshire, BD24 9JT

One bedroom ground floor apartment located on the fringes of Settle. The property benefits from having no onward chain, a patio garden to rear and allocated parking space.

3 High Street, Settle, North Yorkshire, BD24 9EX

Tel: 01729 823921

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Lancaster 27 miles, Skipton 16 miles, Leeds 44 miles (all distances approximate)

General remarks

Attention investors, we are pleased to be bringing this one bedroom ground floor apartment, in the popular Dales market town of Settle, to the open market. The property is in need of modernising but has great potential and is being sold with no onward chain.

We feel the property will be of particular interest to first time buyers, buy to let investors or those after a bolt hole in the Dales. Internal viewing highly recommended to appreciate the setting and potential on offer. The property briefly comprises a hallway, kitchen, living room, bedroom and bathroom. The kitchen faces the front of the property and comes with fitted base units, worktop, stainless steel sink and a window overlooking the main entrance. Space and plumbing can be found to house a gas hob, single oven, fridge/freezer and washing machine. Off the kitchen, through an opening, is the living room. A light and airy room with sliding doors that lead out to the garden. The double bedroom faces the rear of the home and comes with a built in cupboard that's perfect for storage. The bathroom features a white suite comprising a bath with shower over, wash hand basin, wc, extractor fan and a frosted window to front.

Externally, to the front is an allocated parking spot and a path to side that leads to the rear garden. The garden is east facing and is mainly paved.

The market town of Settle borders the Yorkshire Dales National Park and offers a varied range of amenities including a Market Place with a colourful 'Tuesday' market. A railway station on the famous Settle to Carlisle line offers commuter links to Leeds and Bradford. Schools include a primary and college, as well as a highly regarded public school in the neighbouring village of Giggleswick. Settle has a medical centre, post office, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.

Directions

From the market square proceed along Church Street in the direction of Giggleswick turning right just before the river bridge on to the B6479 signposted Langcliffe, Stainforth and Horton in Ribblesdale. Barrel Sykes is then the second turning off to the right. On entering, the property can be seen to your left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band A

Tenure, Services & Parking

- Leasehold - The lease is 999 years from 1991. Please note there is currently no Freeholder. Service Charge £0 Per annum Ground Rent £0 Per annum
- Mains electricity, water and drainage are installed. Domestic heating is from a gas central heating boiler.
- Allocated parking space

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

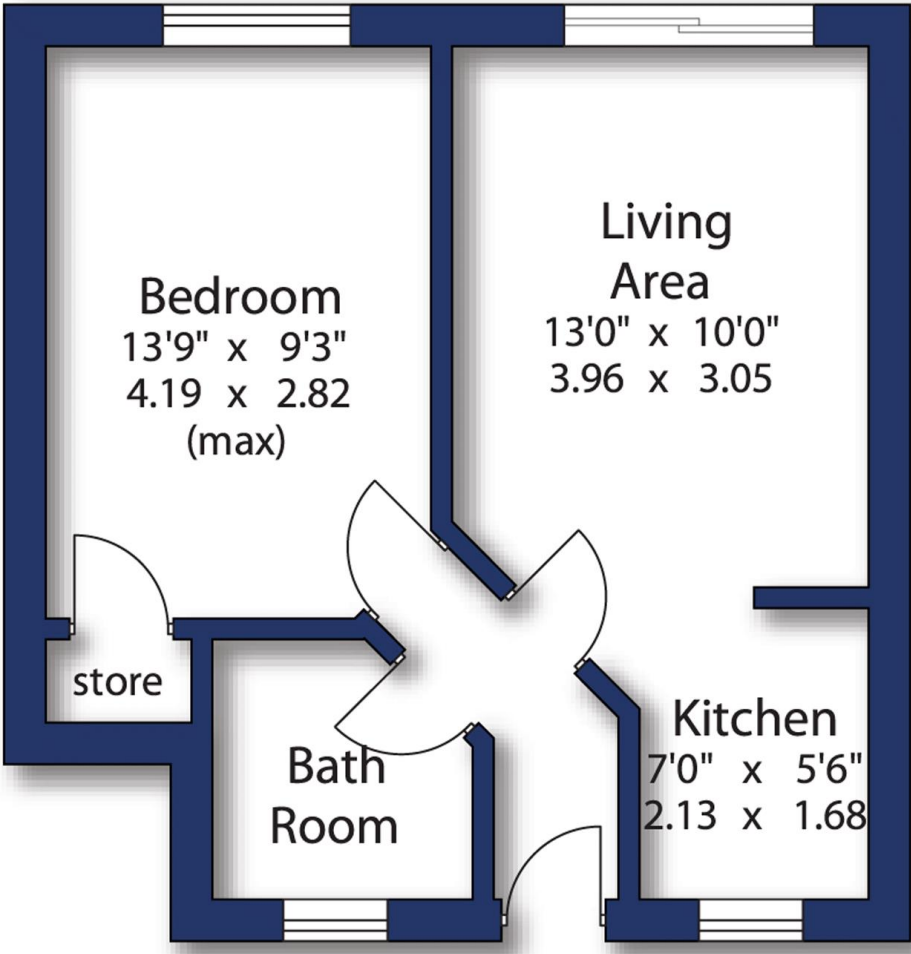
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

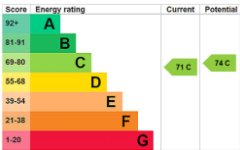
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Floorplans



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