



3 Dawsons Court, Settle, North Yorkshire, BD24 9RX

This spacious two bedroom second floor apartment is ideally situated in the heart of Settle, offering generous accommodation, attractive views, and the added benefit of a private parking space. Early internal viewing is highly recommended. The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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

Tel: 01729 823921

Email: settle@dacres.co.uk



3 Dawsons Court, Settle, North Yorkshire, BD24 9RX

Lancaster 26 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Starting Price: £100,000

- For sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
- Two bedroom second floor apartment
- Spacious open-plan living/dining kitchen
- Juliet balcony with lovely views
- Allocated parking space
- Close to all local amenities



General remarks

This spacious two bedroom second floor apartment is ideally situated in the heart of Settle, offering generous accommodation, attractive views, and the added benefit of a private parking space. Early internal viewing is highly recommended.

A former stone built warehouse with a great mix of character features and modern day essentials such as gas central heating and double glazed windows. This light and airy apartment is one not to be missed and will suit a range of buyers.

The accommodation briefly comprises an entrance hallway providing access to all rooms. At the far end of the apartment is an impressive open-plan living/dining kitchen featuring oak strip flooring, vaulted ceiling with exposed A-frame beam and French doors opening to a Juliet balcony enjoying pleasant views. There is ample space for both living and dining furniture, creating an ideal space for relaxing or entertaining. The kitchen is fitted with a range of shaker style wall and base units, complementary work surfaces and a 1 ½ bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with extractor hood, electric oven, fridge, freezer, slimline dishwasher and washing machine. A useful storage cupboard also provides space for a tumble dryer.

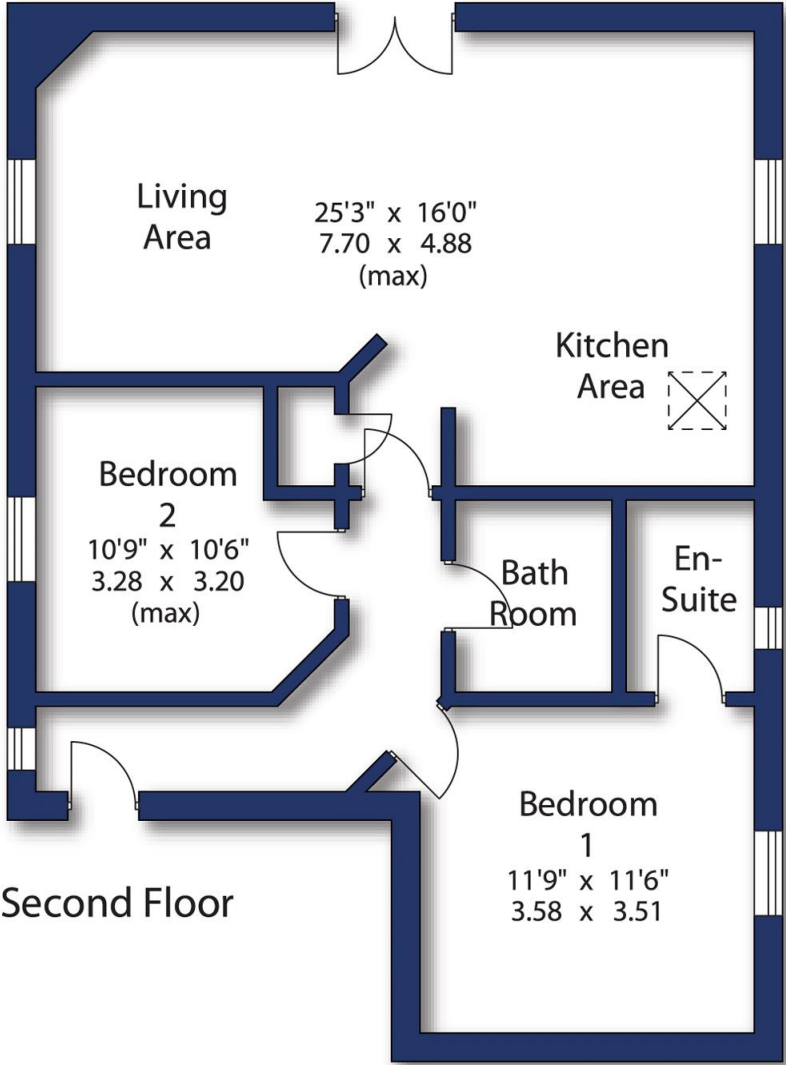
Both bedrooms are generous double rooms, with the master bedroom benefiting from an en-suite shower room comprising a rainforest shower, wash hand basin, WC, heated towel rail and extractor fan. The family bathroom features part-tiled walls, a bath with shower over, wash hand basin, WC, heated towel rail and extractor fan.

For those in need of plenty of storage you will be pleased to know that the property benefits from a partially boarded out loft that is accessed from the hallway via a pulldown ladder.

The market town of Settle borders the Yorkshire Dales National Park and offers a varied range of amenities including a bustling Market Square with a 'Tuesday' market. The railway station on the famous Settle to Carlisle line with business links to Leeds and Bradford is within 10 minutes walk. The property is well located for commuting to North and West Yorkshire as well as the East Lancashire centres and motorway network. Schools include primary and college, with a public school in the neighbouring village of Giggleswick. Settle also has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities.

The apartment can be accessed to the rear of The Naked Man Cafe via the cobbled courtyard.

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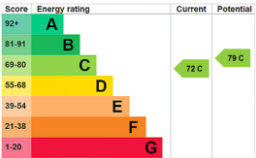


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Contact us



01729 823921



settle@dacres.co.uk

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Leasehold - The lease is 999 years from 2001. Share of Freehold with 2 other apartments. Located within a Conservation area.
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired combination boiler.
- One 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

Building insurance is shared between the 3 owners of 1, 2 & 3 Dawson's Court.

Auctioneer Comments

- This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
- A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee, please contact the iamsold team.
- The buyer signed a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
- Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service

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. Dacres Ref: SET260092