



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

An exciting opportunity to acquire a two-bedroom apartment with a ground-floor shop, situated in the heart of the bustling market town of Settle. An internal viewing is highly recommended to fully appreciate the character, generous proportions and attractive setting of this unique property. The apartment is also available with or without a tenant.

Guide Price £220,000

- Two bedroom apartment with ground floor shop
- Situated in a prominent position, just off the market square
- Apartment available with or without a tenant
- Current rental income for shop and flat £1310 pcm

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

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

Lancaster 29 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

General remarks

2 High Street is situated in a prominent position, nestled between Cheapside and the High Street. It's a handsome building and is being sold freehold with vacant possession if required. The shop currently has A1 usage but this may

be able to be changed should you have different ideas for the space.

The shop floor is bright and airy and boasts dual aspect windows - perfect for making the most of your marketing displays/presence in the town. Downstairs, on the lower ground floor is a handy storeroom with kitchen area and enclosed wc.

The apartment is based over two floors and is accessed via its own private door off Cheapside. The main living accommodation is on the first floor and is all open plan. It's

a lovely light room with bay windows to front and side, enjoying pleasant views to Castlebergh Crag and the market place. The kitchen consists of wall and base units with complimentary worktop and stainless steel sink. Appliances include a single oven, gas hob, integrated fridge/freezer. Space and plumbing are available to house a washer dryer. Up on the second floor are two bedrooms and the house bathroom which consists of a bath with shower over, wash hand basin, wc and window to side.

The flat is currently rented out at £735 pcm and the shop at £575 pcm.

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, building society, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently Band A for the flat

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating is from a gas fired boiler in the flat. Electric heaters in the shop.
- No allocated parking

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.

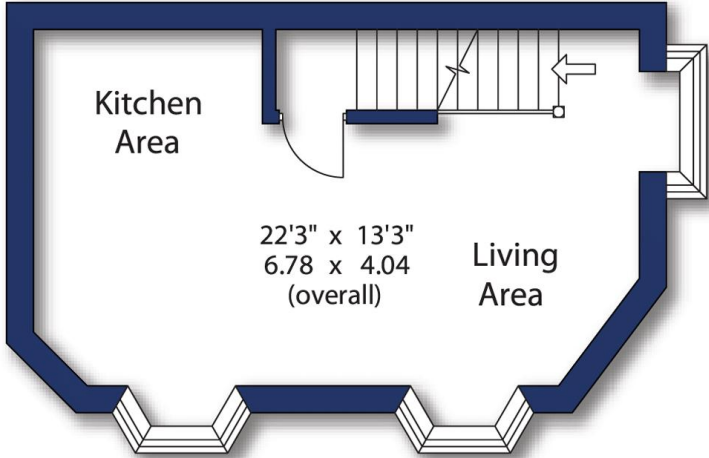
Referral fees

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.

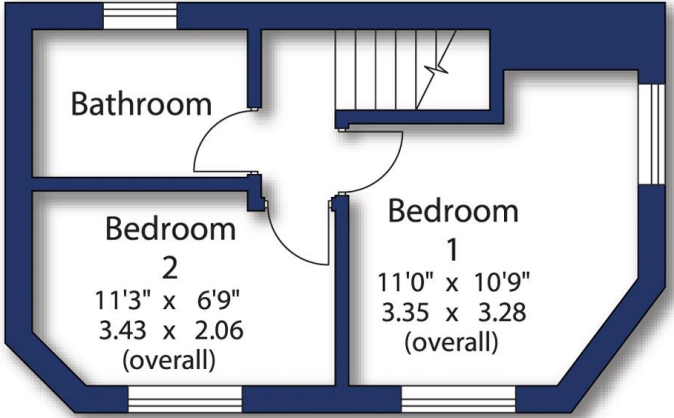
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Floorplans



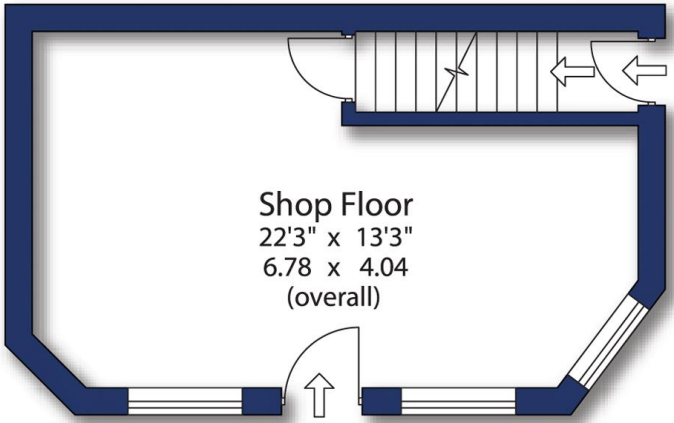
First Floor



Second Floor

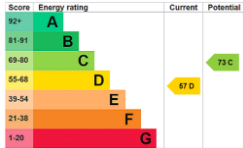


Lower Ground Floor



Ground Floor

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