



10 Victoria Street, Settle, North Yorkshire, BD24 9HD

Dating back to 1664, this impressive character property offers a wealth of period features and generous accommodation, together with a self-contained two-bedroom cottage situated above. The property offers a unique opportunity for a family home, multi-generational living or potential additional income.

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10 Victoria Street, Settle, North Yorkshire, BD24 9HD

Lancaster 27 miles, Skipton 16 miles, Leeds 42 miles (all distances)

Guide Price: £475,000

- Four bedroom house with two bed cottage above
- Ideal for multi-generational living or as an additional source of income
- Wealth of character features
- Walking distance to centre of town
- Internal viewing highly advised



General remarks

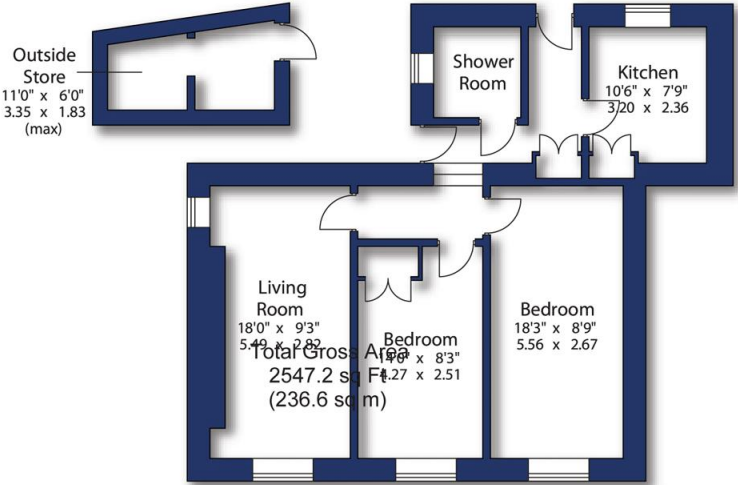
The main house is entered via a vestibule, providing useful space for coats and shoes, with an inner door to living room. The living room is full of character, featuring an imposing inglenook fireplace and a window overlooking the front garden. The dining room is also positioned to the front and boasts beautiful ornate panelled walls and ceiling, creating a particularly impressive and atmospheric entertaining space. Located off the hallway, the kitchen comprises a good range of wall and base units with complementary work surfaces and a 1½-bowl stainless steel sink with mixer tap. Integrated appliances include a stove cooker with a four-ring electric hob and two ovens beneath. There is space and plumbing for a washing machine, while a walk-in store off the hallway provides space for a larder-style fridge freezer and also gives access to the house shower room. The shower room is partly tiled and comprises a shower cubicle, wash hand basin and WC, together with a window to the front.

Completing the ground floor is a spacious hobby room, offering a versatile additional living space suitable for a variety of uses. To the first floor are four generously proportioned double bedrooms. The main bedroom and bedroom two both benefit from their own en-suite facilities.

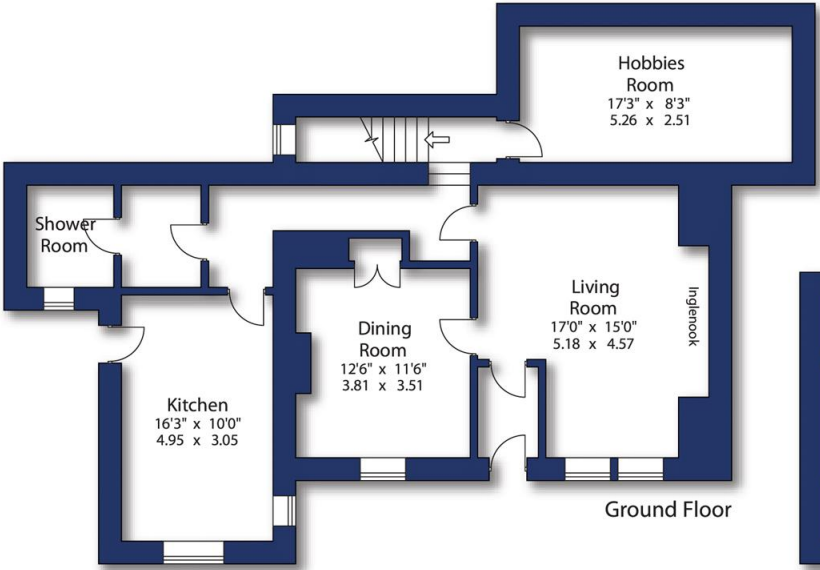
The second floor comprises a separate two-bedroom cottage, accessed via an external entrance from School Hill. On entering, a central hallway provides access to all rooms. The cottage kitchen is fitted with a selection of base units, complementary work surfaces and a 1½-bowl sink with mixer tap. There is a four-ring hotplate stove cooker with two ovens beneath, while space is available for a fridge freezer within the hallway. Opposite the kitchen is the shower room, which features tiled walls, a shower cubicle, wash hand basin, WC and heated towel rail, together with a window to the side. The cottage's well-proportioned living room benefits from windows to both the front and side. There are two double bedrooms, one of which is particularly spacious. Externally, the main house benefits from a small lawned garden to the front, featuring established plants and shrubs, together with a private courtyard to the side. The cottage benefits from a patio seating area and an outside store.

A truly distinctive property combining historic character, substantial family accommodation and a separate two-bedroom cottage, with attractive outdoor spaces, all within easy walking distance of the town centre and local amenities.

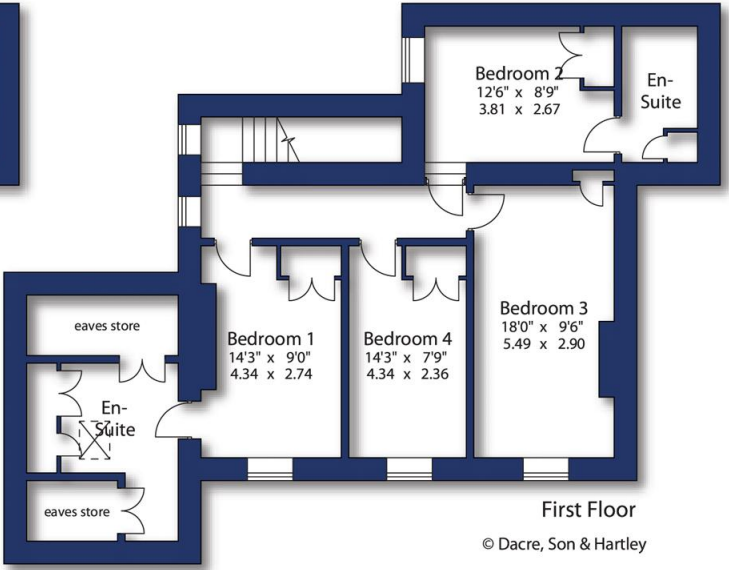
Floorplans



Second Floor



Ground Floor



First Floor

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Contact us



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The market town of Settle borders 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, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.

Directions

From Dacre Son & Hartley office proceed down High Street in the opposite direction to the market square. At the end of the road by The Folly turn left and immediately right onto Victoria Street. Continue for approximately 50 yards where the property can be found on the left hand side. What3Words sailors.blindfold.first

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently Band E (Main house) & Band A (Cottage)

Tenure, Services & Parking

- Freehold, situated in a conservation area, grade II listed.
- Main House: Mains Gas, Mains Electricity, Water and Drainage are installed. Gas fired central heating off Rayburn. Rayburn is no longer working (a new efficient combi boiler will be being installed next month in place of the Rayburn, which will be removed). Cottage: Mains Gas, Mains Electricity, Water and Drainage are installed. Gas fired central heating.
- 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](https://www.gov.uk/check-for-flooding-in-england)

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. Dacres Ref: SET260122