DACRE, SON & HARTLEY
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14 Procters Row, Settle, North Yorkshire, BD24 9BZ

A two bedroom character cottage within walking distance of Settle amenities. The property benefits from a rear yard, garage and off street parking. Internal viewing highly recommended.

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14 Procters Row, Settle, North Yorkshire, BD24 9BZ

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

Asking Price: £200,000

- Two bedroom character cottage
- Modern kitchen
- Contemporary house shower room
- Yard to rear
- Off road parking to rear and garage
- Internal viewing highly advised







General remarks

A well presented two bedroom terrace located a short walk away from the market place.

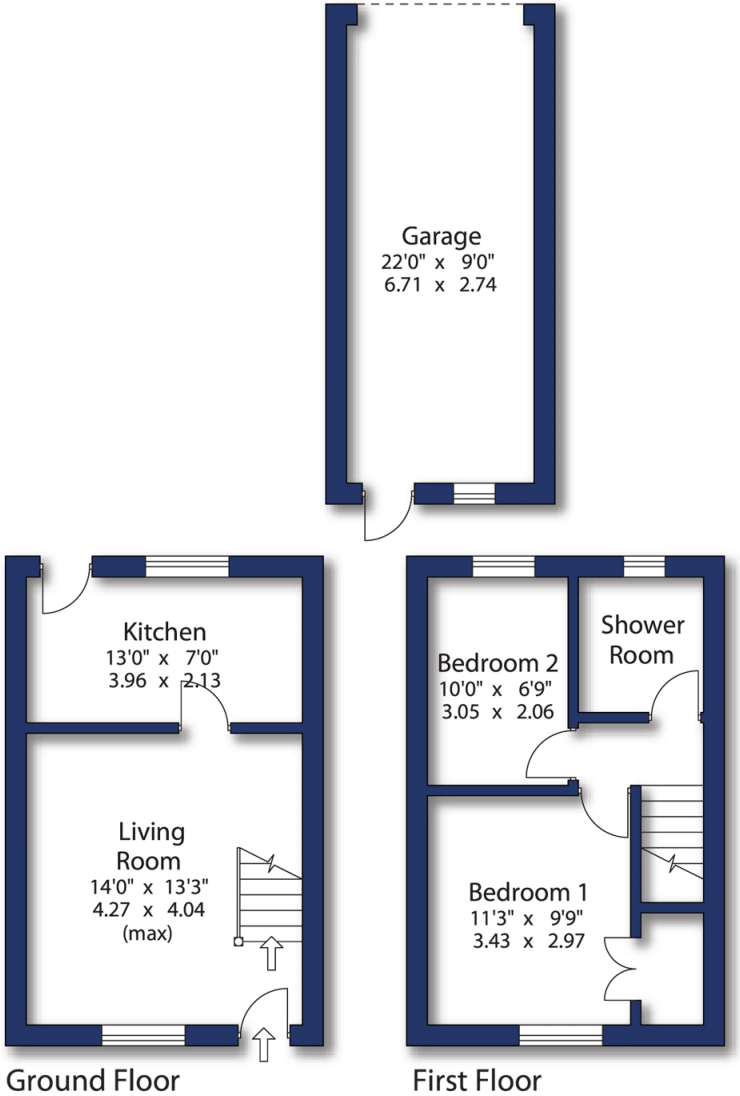
Entering through the part glazed front door is a spacious living room with wood burning stove to centre and a window to front. The kitchen faces the rear of the home and comes with a range of fitted wall and base units, worktop and a stainless steel sink with mixer tap. Appliances include a four ring gas hob and a single oven. Space and plumbing can be found to house a fridge and a washing machine.

Up on the first floor are two bedrooms and a shower room. The main bedroom faces the front of the property, is a spacious double and has scenic views. The second bedroom is a single to the rear. The shower room comprises a shower cubicle, wash hand basin, wc, and extractor fan.

Externally, to the rear, is a private yard with access to a garage with light and power. Beyond the garage is off street parking for one vehicle.

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.

Floorplans

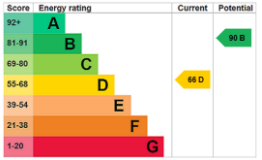


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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

From Dacre Son & Hartley Settle office proceed through the market square and onto Church Street. After passing the petrol station take the left hand turn onto Marshfield Road. On reaching the end of Marshfield Road turn left and the property can be seen on your right.

What3Words narrating.towels.damage

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private off street parking to the rear

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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