DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Top House, 14 Albert Hill, Settle, North Yorkshire, BD24 9HE

A two bedroom end terrace property located in the popular upper Settle area. The property benefits from off street parking, garage and private garden area.

3 High Street, Settle, North Yorkshire, BD24 9EX
Tel: 01729 823921
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dacres.co.uk







Top House, 14 Albert Hill, Settle, North Yorkshire, BD24 9HE

Lancaster 27 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

Guide Price: £279,950

- Two double bedrooms
- South facing living dining room
- Private walled garden
- Off street parking and garage
- Popular location with countryside views
- Currently run as a successful holiday let
- No onward chain







General remarks

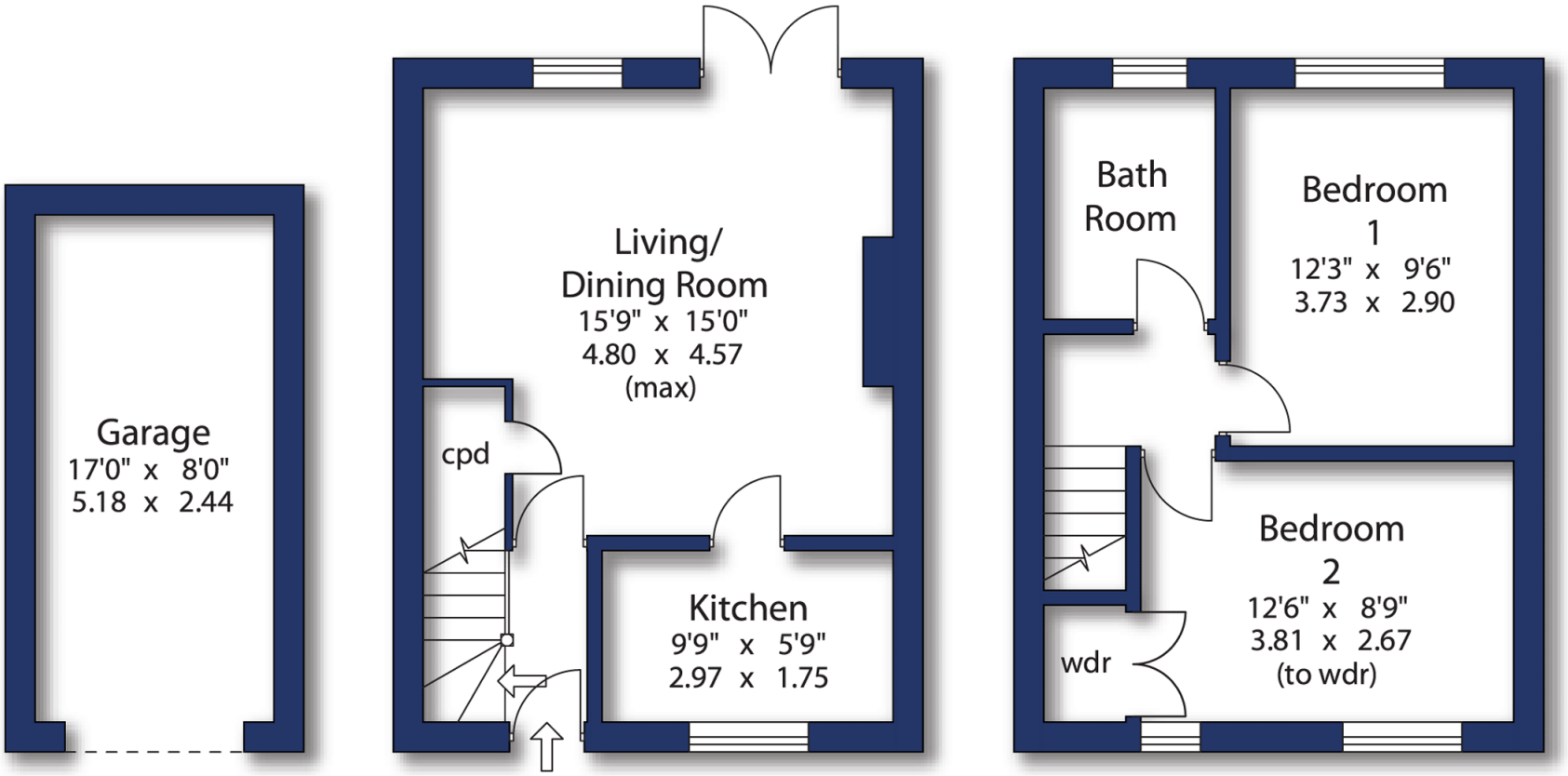
Top House is a two bedroomed end terrace in the popular area of Upper Settle. The property was built in the early 1980's and benefits from having gas central heating, a private walled garden, garage and parking space. Top House will no doubt appeal to those seeking a main, second or holiday home in the Dales. The property is currently run as a successful holiday let.

Ground floor comprises; a welcoming entrance hallway. The living/dining room is south facing and has character and charm, with beamed ceilings, stone fireplace, wood burning stove and patio doors out to the walled garden. To the front of the property is a modern kitchen with complimentary worktops integrated fridge/freezer, slimline dishwasher, electric oven and induction hob with extractor over. There is space/plumbing for freestanding washing machine. Upstairs are two bedrooms, both of which are doubles with one benefitting from having a built in wardrobe and lovely countryside views. The house bathroom comprises a three piece suite with shower over bath.

Externally to the front side and rear is a private patio walled garden with established plants and shrub borders. A good size garage with a parking space to front can be found to the right of the property.

The market town of Settle offers a wide range of facilities and amenities including a bustling market place with a 'Tuesday' market, railway station on the famous Settle to Carlisle line, schools including primary, high school/college as well as a highly regarded public school in the neighbouring village of Giggleswick. Settle is well located for commuting to North and West Yorkshire, and the East Lancashire business centres as well as the northern motorway network. Settle also has a medical centre, swimming pool, gym, library and golf club and other sports facilities. There are also cafes, pubs, restaurants, shops and a post office.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

EPC

TO BE ADDED









Contact us

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settle@dacres.co.uk

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 along this road, up the cobbles and as the road splits keep left. The property is located on the right hand side.

What3Words widest.funds.sneezing

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band – to be advised

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- On drive parking and garage

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. Dacres Ref: SET260219