Dacre, Son & Hartley

20 Yorkshire Offices

OVER 200 YEARS OF YORKSHIRE PROPERTY (1820 2024)



Guide Price £129,000

- One bedroom apartment
- Countryside views
- Allocated parking
- Good road and rail links
- Ideal for first time buyers, downsizers or buy to let investors
- No onward chain

Apartment 7, Kings Mill, Kings Mill Lane, Settle, North Yorkshire,

A stylish one bedroom apartment located in the popular market town of Settle with private parking and communal garden.

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dacres.co.uk







Apartment 7, Kings Mill, Settle, BD24 9FB

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

General remarks

A splendid well presented, first floor apartment located in the popular Kings Mill development next to the pedestrian bridge over the river at Giggleswick. The apartment has fine views and briefly comprises entrance hall with large storage cupboard for coats and boots, open plan living kitchen dining area with Juliet balcony door, double bedroom again with Juliet balcony door and bathroom with shower over the bath. The kitchen is fitted with a range of fitted wall and base units with complementary work tops, Integrated electric oven and hob, fitted 1 1/2 bowl sink unit with mixer tap along with integrated slimline dishwasher, washing machine and fridge freezer.

Kings Mill is a traditional stone building, Grade II Listed which was converted in 2004 by local award winning developers Skipton Properties. It comprises apartments of varying size and this one bedroom apartment is located on the first floor with lift access as well as communal stairs and hallways. There is an intercom entry system and sealed unit double glazing to the timber framed windows.

There is a single allocated car parking space. All the residents of the Kings Mill development have use of the river bank and a further field included in the monthly service charge.

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.

Directions

From Dacre, Son & Hartley office head down Cheapside and turn left on to Duke Street, take the next right turn on to Station Road, follow the road around under the railway bridge, before the River Bridge turn right, follow the road around this will take you to Kings Mill Lane.
what3words: dignify.decoder.screening

Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold The lease is 999 years from 2004. Service Charge £ 1,096.56 Per annum Ground Rent £1 Per annum.
- Mains electricity, water and drainage are installed. Domestic heating is from electric night storage heaters.
- 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

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.

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 £24.00 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

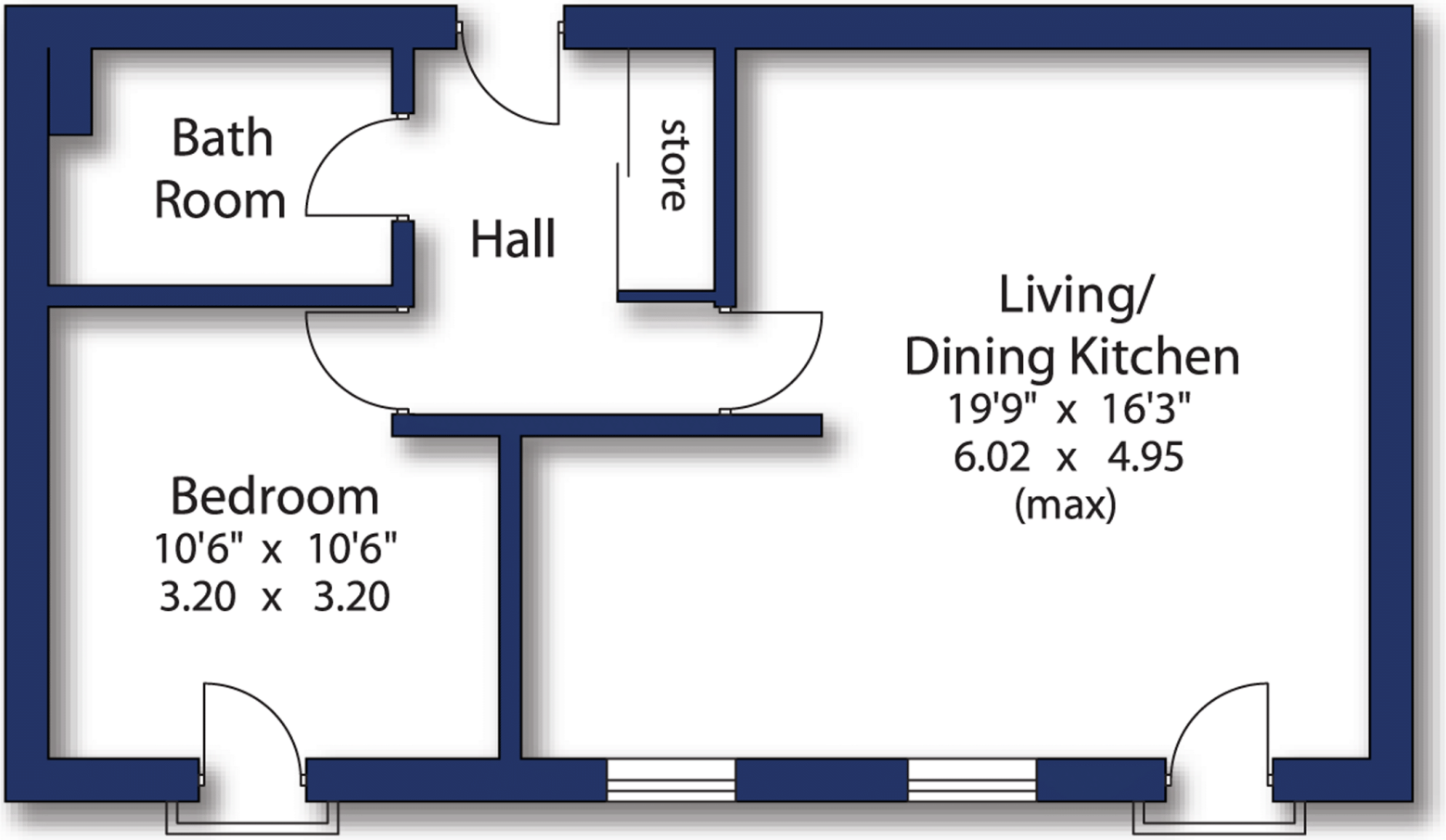
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to 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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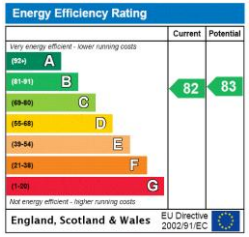




Floorplans



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