



Procter House Kirkgate, Settle, BD24 9DZ

Price Guide £125,000

An exciting refurbishment project close to the centre of Settle - a gateway to the stunning Yorkshire Dales National Park. Once updated, this spacious and versatile period property would be ideal as a permanent home, private second home or superb holiday let investment. Procter House has generous proportions and retains a range of architectural features. Now requiring full renovation, this attractive stone built property could also be reconfigured to create 2 high-end town centre apartments, subject to the necessary planning consents. Available with no chain, viewing is essential in order to appreciate the potential here.

Procter House, Settle



In brief, the ground floor accommodation comprises: large entrance hall; 2 generous reception rooms to the front aspect; ground floor cloakroom; good-sized dining room and kitchen with external access to the rear. The second reception room provides access down to a cellar.

The first floor accommodation is currently configured to provide a spacious living room; large main bedroom; house bathroom and single bedroom. A vestibule off bedroom provides access to external stairs to the rear of the property.

Outside and to the rear, Procter House has a small yard.

Settle

On the western edge of the Yorkshire Dales National Park, Settle is a popular market town and tourist destination. The property is just a short walk from the central market square and a good range of shops, bars and cafes. The train station is on the famous Settle to Carlisle line, with connections to Leeds and Bradford. Settle has a primary school and highly regarded secondary school (Settle College) - with a sought after private school at Giggleswick. Other amenities include: medical centre; library; swimming pool and golf course. As well as the Yorkshire Dales, the A65 provides easy access to the Lake District and north Lancashire.

Property Information

Freehold property. Council Tax Band C. All mains supplies with gas central heating. Adjacent properties have a right of access

across the rear yard. The third floor flat is a separately owned leasehold property and is accessed via external stairs from the rear yard to a shared vestibule.

Ground Floor

Entrance Hall



Spacious entrance hall with external access to Kirkgate. Blocked staircase to rear of hall with attractive period stained glass internal window. Carpet. Radiator. Access to 2 reception rooms.

Reception Room 13'11" x 11'7" (4.25m x 3.53m)



Generous reception room with sash window (with period shutters) to the front aspect. Feature arch and recess with shelving. Picture rail. Carpet. 3 radiators. Access to ground floor cloakroom. Carpeted stairs rising to the first floor.

WC



Ground floor cloakroom with 2 windows to the side aspect. WC and wash hand basin. Built-in cupboard. Vinyl and carpet flooring. Radiator.

Reception Room 13'11" x 13'6" (4.25m x 4.11m)



A further good-sized reception room with sash window to the front aspect and large windows to the side aspect. Large built-in storage cupboard. Carpet. 3 radiators. Access to cellar and dining room.

Cellar



Useful cellar room. Stone steps. Flagged floor. Light.

Dining Room 6'11" x 15'1" (2.12m x 4.61m)



Another good-sized reception room with sash window and metal framed window to the rear aspect. Large cupboard. Carpet. 2 radiators. Access to kitchen.

Kitchen 6'11" x 8'2" (2.12m x 2.48m)



External door to rear yard. Windows to rear

and side aspects. Exposed beam. Range of wall and base mounted units. Stainless steel sink and drainer. Hob. Cooker. Space for fridge freezer. Vinyl flooring.

First Floor

Living Room 14'0" x 17'5" (4.27m x 5.31m)



Generous living room with sash windows to the front and side aspects. Period architrave. Large built-in cupboard. Fireplace housing gas flame fire. Carpet. 2 radiators. Access to bedroom 1.

Bedroom 1 7'6" x 20'6" (2.29m x 6.25m)



Large bedroom with 2 sash windows to the front aspect. Carpet. Radiator. Access to vestibule.

Vestibule



Vestibule connecting bedrooms 1, 2 and house bathroom.

Bathroom 8'0" x 4'10" (2.44m x 1.48m)



Bathroom with window to the side aspect. Corner bath with shower over. Wash hand basin. WC. Carpet. Radiator.

Bedroom 2 7'1" x 7'11" (2.17m x 2.41m)



Single box bedroom with sash window to the

rear aspect. Cupboard housing gas central heating boiler. Carpet. Radiator. Access to vestibule and external steps to rear.

Outside



Small rear yard. Space for bin storage. Stairs up to first floor.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

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Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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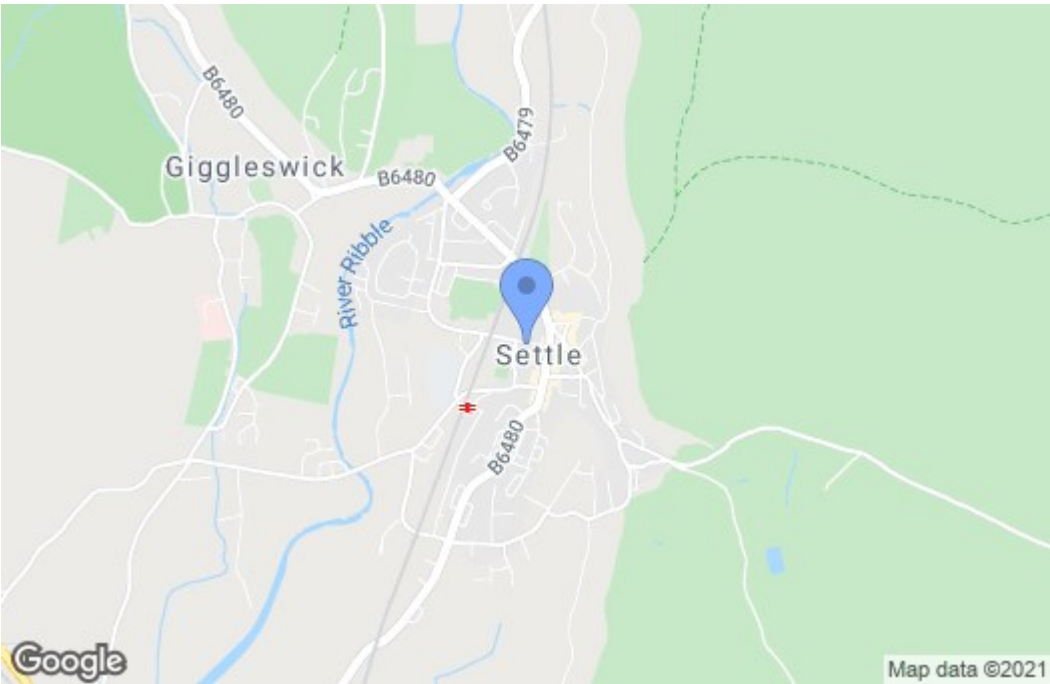
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

