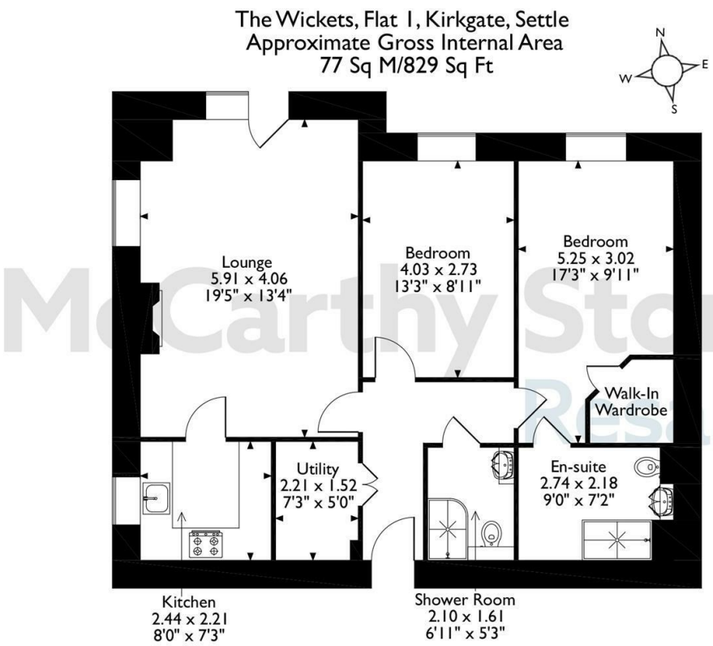
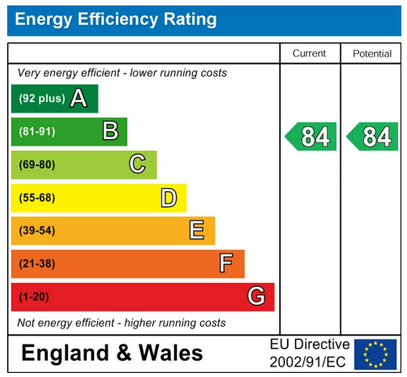


Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

1 The Wickets

Kirkgate, Settle, BD24 9FN







Asking price £345,000 Leasehold

A VERY WELL PRESENTED BRIGHT AND AIRY NORTH FACING TWO BEDROOM APARTMENT located on the GROUND FLOOR of this popular McCarthy Stone Retirement Living development for the over 60's. This energy efficient apartment has a PRIVATE PATIO, with a good sized kitchen and with two shower rooms it must be seen to be appreciated. It's also pet friendly!

Call us on 0345 556 4104 to find out more.

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The Wickets, Kirkgate, Settle, BD24 9FN

2 Bed | £345,000

The Wickets
The Wickets was purpose built by McCarthy Stone for independent retirement living for those over the age of 60. Completed in 2018 the development consists of 22, one and two-bedroom retirement apartments. The development includes a communal lounge and a rooftop terrace with wonderful views over the cricket pitch and the Dales beyond. There is a guest suite available for visitors who wish to stay (additional charges apply). The Wickets has a House Manager who is on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. The apartment also has the benefit of illuminated light switches, smoke and heat detectors and Vent Axia unit. Outside are well maintained communal gardens with patio seating area and access to a communal motor scooter/buggy store with charging points for electric scooters.
The large comfortable communal lounge provides a social hub where owners can meet, this can be informally or organised events adding to the sense of community at The Wickets. There is a communal kitchen adjoining the lounge to help facilitate these.

Local Area
Settle is a bustling market town found in the foothills of the Pennines and on the edge of the picturesque Yorkshire Dales National Park and the Forest of Bowland. The Wickets is located a short walk from the town centre with easy access to local supermarkets and independent shops and facilities. Settle has excellent transport links, and the railway station sees the very popular steam trains passing through on the famous Settle to Carlisle route. Settle hosts a weekly market and is a town with plenty of charm and historic character. Settle is situated on the A65 and B6480 with the A65 connecting West to the M6 motorway and via the A59 East to the A1.

Entrance Hall
Front door with spy hole leads to the large entrance hall, where the 24-hour Tunstall emergency response unit with security door entry and emergency push button is located. With airing/store cupboard housing the hot water boiler washing machine and separate dryer

Lounge
A spacious lounge with door access to the patio area. The room has large windows allowing a lot of natural light in and has ample space for dining table and chairs. With a modern fire surround and "Living Flame" style electric fire, The lounge has TV and telephone points, fitted carpets, ample raised electric power sockets.

Kitchen
Fully fitted kitchen with a range of modern cream gloss base and wall units with drawers and ample work surface. Stainless steel sink with mono lever taps and drainer. Integral oven with separate electric hob with splash back and extractor hood. Integral fridge/freezer,ceramic tiled flooring.

Bedroom 1
A good sized double bedroom with large floor to ceiling window to allow plenty of natural light and TV and telephone points, fitted carpets, raised electric power sockets and a built in walk in wardrobe.

En-suite shower Room
Partially tiled with tiled flooring.
Suite comprising of a double walk in shower cubicle with glass screen and hand rail; WC, vanity unit with wash basin and illuminated mirror above.
Shaving point and electric towel rail.

Bedroom 2
A good size double bedroom with ample space for bedroom furniture.
TV and telephone points, fitted carpets, raised electric power sockets.

Shower Room
Fully fitted with suite comprising of a double walk-in shower cubicle with glass screen and hand rail. Low level WC, vanity unit providing useful storage and wash basin with light up mirror above. Shaver point and electric towel rail.

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge £5,360.64 for financial year ending 30th June 2027.

Car Parking Permit Scheme
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease: 999 years from 1st June 2018
Ground rent: £495 per annum
Ground rent review: 1st June 2033
Managed by: McCarthy Stone Management Services

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













