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The position & size of doors, windows, appliances and other features are approximate only.  
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## COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84

## McCARTHY STONE RESALES

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## McCARTHY STONE RESALES

### 21 THE WICKETS KIRKGATE, SETTLE, BD24 9FN



A SOUTH FACING, TWO BEDROOM apartment in a LIKE NEW  
CONDITION located on the SECOND FLOOR of a POPULAR MCCARTHY  
STONE Retirement Living development OVERLOOKING THE DALES AND  
THE CRICKET GROUND.

**ASKING PRICE £340,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# THE WICKETS, KIRKGATE, SETTLEN BD24 9FN

## THE WICKETS

The Wickets was purpose built by McCarthy & Stone for independent retirement living and consists of 22 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and an impressive rooftop terrace with views of the cricket pitch and the Dales. There is a guest suite for visitors who wish to stay (additional charges apply). There is a House Manager 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.

## LOCAL AREA

A bustling market town found in the foothills of the Pennines, The Wickets is a fantastic scenic location in picturesque North Yorkshire. The town is actually found beside the largest outcrop of limestone in Britain – offering plenty of spectacular views for locals. Set just moments from the picturesque Yorkshire Dales National Park and the Forest of Bowland, Settle is a bustling market town with plenty of charm and historic character, making it an ideal location for your retirement. Traditional values aren't lost in this bustling town though and on Tuesdays Settle still hosts its weekly market. In terms of transport links, Settle Railway Station serves the community with numerous local services, as well as journeys to locations found further afield. This includes popular villages such as Dent, Appleby and Carlisle. Road links are also available via the A65 and B6480 with the A65 also connecting to the M6 motorway.



## ENTRANCE HALL

Front door with spy hole and letter box. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency push button. Storage/airing cupboard housing shelves. Doors lead to the kitchen/reception room, bedrooms and shower room.

## RECEPTION ROOM

A bright and spacious, open plan living room to the kitchen. South facing with one full length window plus a Juliet balcony with views on to the front garden of the development. Ample space for dining, TV and telephone points, fitted carpets, raised electric power sockets. Leading onto an open plan kitchen.

## KITCHEN

Fully fitted with a range of modern white gloss low and eye level units and drawer and work surface. Stainless steel sink with mono lever tap and drainer. Appliances include a raised level oven, electric hob and extraction hood and integral fridge, freezer and washer/dryer. A high easterly facing window. Tiled flooring.

## BEDROOM ONE

A large double bedroom with south facing window. TV and telephone points, fitted carpets, raised electric power sockets. Door to a large walk-in storage cupboard. Door to a walk-in wardrobe, housing hanging rails and shelves. Another door to the en-suite shower room.



# 2 BED | £340,000

## 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 TWO

A good size double bedroom with southerly aspect. Ample space for bedroom furniture. TV and telephone points, fitted carpets, raised electric power sockets.

## SHOWER ROOM

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

## SERVICE CHARGE

- House Manager
- 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. To find out more about service charges please contact your Property Consultant or House Manager. The service charge for this property is £4,161.36 p.a. up to financial year end 30/06/2023

## 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.

## ADDITIONAL INFORMATION

Leasehold  
Lease length: 999 years from 2018  
Ground rent: £495 per annum. Reviewed: June 2033  
Managed by: McCarthy Stone Management Services  
Council: Craven. Band: C

