



7 Sandholme Close, Giggleswick, Settle, BD24 0AF

An extended detached three bedroom bungalow in a convenient location and within walking distance of Settle town centre. The property benefits from ample off street parking, garage and splendid garden to the rear.

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Lancaster 29 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

Guide Price: £360,000

- Three bedroom detached bungalow
- Ample off street parking
- Good size rear garden
- Contemporary bathroom
- Walking distance to Settle town centre



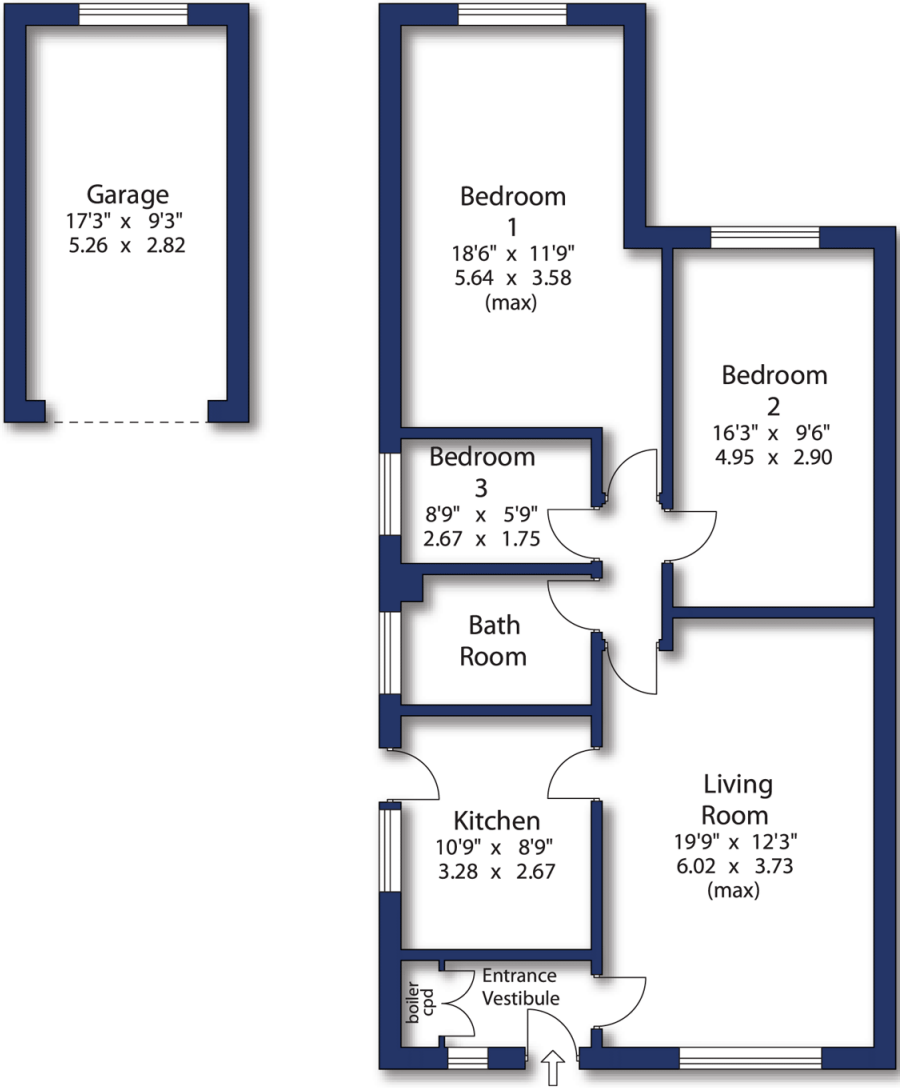
General remarks

An extended detached three bedroom bungalow within walking distance of all the local amenities and occupies a westerly facing corner plot. Briefly comprising spacious entrance hall with coat hanging area and storage cupboard, generous living/dining room with superb views towards Attermire Hill and over a generous fore garden and driveway. Off to the side is a separate kitchen with integrated electric double oven, hob and extractor system. There is a contemporary house bathroom with three piece white suite and separate shower enclosure, three bedrooms, two spacious doubles (one has been extended to create a superb master bedroom) and one good size single.

Outside the property is approached by a long driveway and has a low maintenance fore garden with further parking space if required. To the side of the house is a gated driveway leading to a detached single garage.

To the rear is a generous westerly facing garden which contains lawn and decked area. The property has gas central heating via a combination boiler, double glazing and is beautifully presented throughout.

The picturesque Dales village of Giggleswick has its own village Church, two public houses, primary school and Giggleswick Public School. The nearby market town of Settle borders the Yorkshire Dales National Park and offers a varied range of amenities including a Market Place with a colourful 'Tuesday' market. A railway station on the famous Settle to Carlisle line offers commuter links to Leeds and Bradford. Settle is also well located for commuting to North and West Yorkshire, and the East Lancashire business centres as well as the northern motorway network. Schools include a primary and college. Settle has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities, lovely open countryside is on the doorstep.

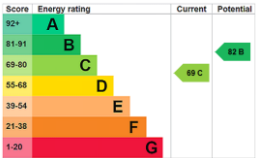


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Contact us



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Directions

From Dacre Son & Hartley Settle office proceed down Cheapside and turn left onto Duke Street. Turn right onto Station Road, continue down Station Road underneath the railway bridge and passed the Land Rover garage crossing the river bridge into Giggleswick where Sandholme Close can be found on the right hand side. Turn into Sandholme Close and the property can be found on the left. A For Sale board is erected.

What3Words lavender.curve.albums

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating from a gas fired boiler.
- Driveway 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 £26.10 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.

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