



Garstangs Cottage, Garstangs Yard, Giggleswick, BD24 0BD

A three bedroom detached cottage located in the picturesque Dales village of Giggleswick. The property has been finished to a high standard with quality fixtures and fittings installed. Internal viewing highly recommended.

3 High Street, Settle, North Yorkshire, BD24
9EX

Tel: 01729 823921

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Garstangs Cottage, Garstangs Yard, Giggleswick, Settle, BD24 0BD

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

Guide Price: £399,999

- Three bedroom detached property
- Off street parking
- Low maintenance patio garden
- Finished to a high standard
- Stone outbuilding
- Viewing highly recommended



General remarks

A superb three bedroom detached cottage in the Dales village of Giggleswick. The cottage has been well maintained by the current vendors with the addition of a sun room being added in recent years. The property offers spacious living accommodation, gas central heating, double glazing, off road parking and low maintenance patio garden. Internal viewing highly recommended.

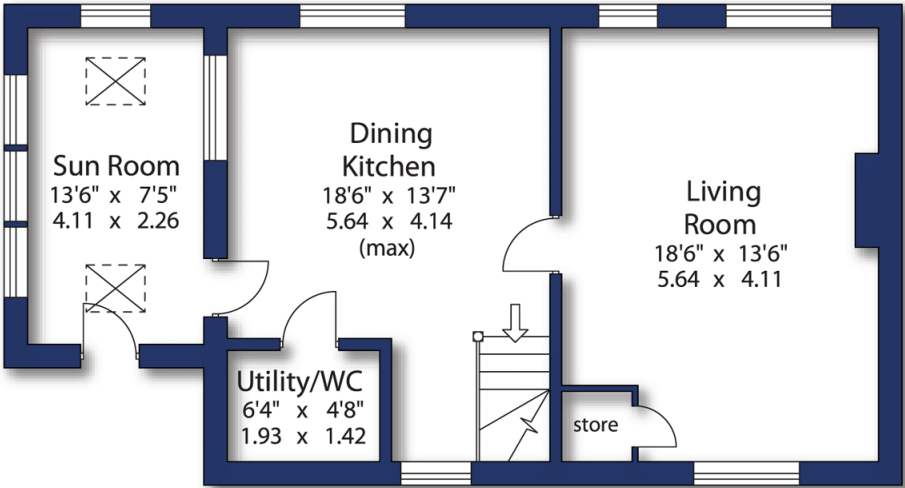
The property briefly comprises, on the ground floor, a light and airy sun room with Velux roof windows, mullion windows to front and glazed internal door to dining kitchen. The kitchen has a range of wall and base units, complementary worktop and a 1 1/2 bowl sink with mixer tap. Appliances include an electric AGA with induction hob, hotplate and three capacity ovens below. There is also an integrated AEG dishwasher and space for a Hotpoint larder style fridge freezer. Off the kitchen, is a handy utility room with space and plumbing for white goods, along with a wc, wash hand basin and extractor fan. The living room is located at the far end of the cottage

and comes with fitted carpets, multi fuel stove, wooden mantel, stone hearth, under stair storage, two windows to front and one window to the rear. Up on the first floor, is the landing which provides access to all three bedrooms and also a boarded out loft via a pull down ladder. Two of the bedrooms are doubles which benefit from having ensuites, whilst the third is a good size single. The master ensuite comprises bath with shower over, wash hand basin, wc and a frosted window to side. The second ensuite comprises a shower, wash hand basin, wc and extractor fan.

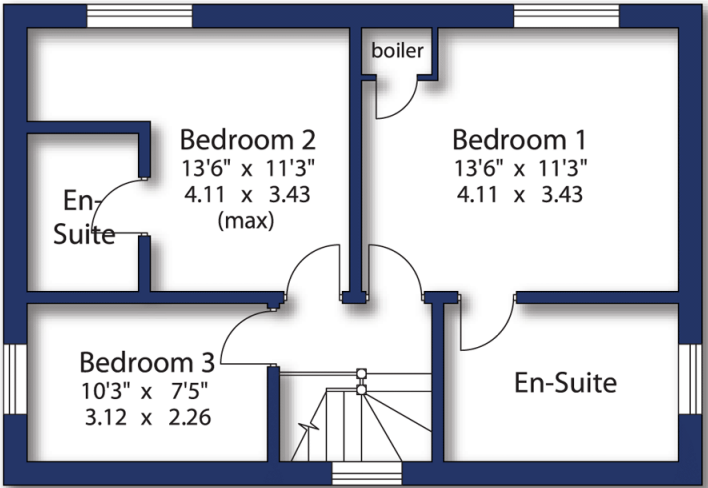
Externally there is a low maintenance garden with a selection of plants and shrubs, shed, patio seating area and hardstanding for two vehicles to park. Adjacent to the property is a stone outbuilding for storage.

The picturesque Dales village of Giggleswick has its own village Church, two public houses,

Floorplans



Ground Floor



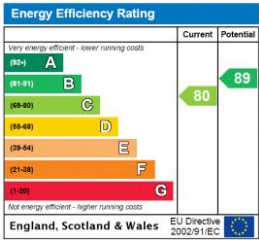
First Floor

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Contact us



01729 823921



settle@dacres.co.uk

Directions

From the Market Place proceed along Church Street in the direction of Giggleswick. On reaching the brow of the hill bear off left down Belle Hill signposted Giggleswick. Before reaching the bottom of Belle Hill, turn right after the row of terrace properties and the property can be seen straight ahead of you.

What3Words trailer.smelter.waltz

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Gas fired central heating & Multi fuel stove
- Off street parking

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 £34.20 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.