



2 Hunters View, Giggleswick, Settle, BD24 0FF

A rare opportunity to acquire a shared ownership property in the popular village of Giggleswick. The property comprises a dining kitchen, living room and three bedrooms at first floor plus a house bathroom. Externally there is a parking area to the front for two cars and a garden to the rear.

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Lancaster 27 miles, Skipton 16 miles, Leeds 44 miles (all distances approximate)

Asking Price: £145,000

- £145,000 for 50% share
- Three bedrooms
- Modern kitchen and bathroom
- Good size rear garden
- Parking to front for two cars



General remarks

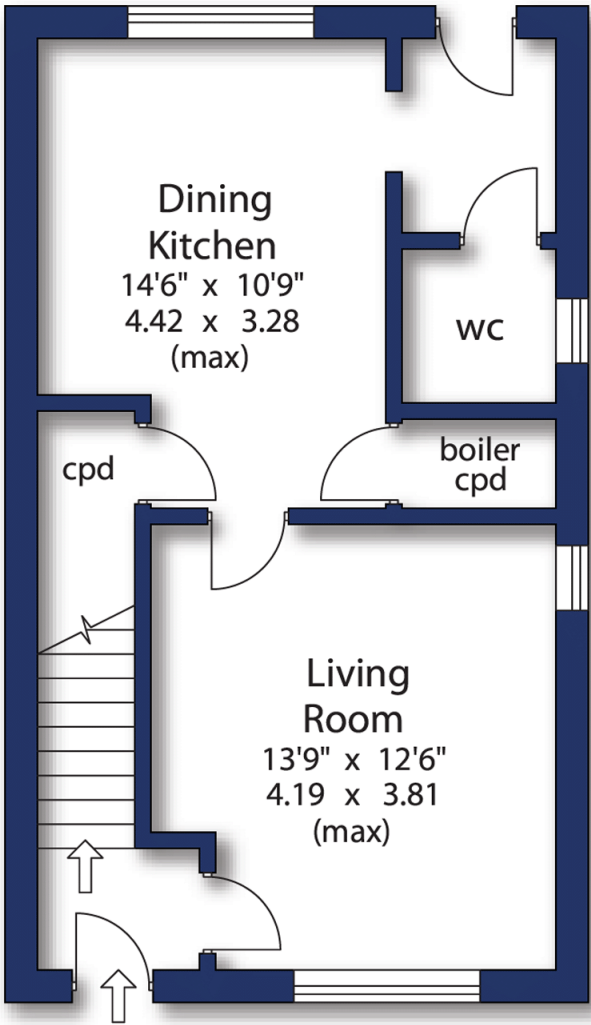
Hunters View is a development of seven stone built houses on the edge of Giggleswick village.

In more detail the property comprises: vestibule, door leading into the living room and stairs leading up to the first floor. The living room is a well proportioned room with aluminium windows to two sides. The dining kitchen is to the rear of the property and is fitted with a range of gloss wall and base units with laminate work surfaces and integral electric oven, gas hob and extractor fan over. Under counter space and plumbing for a washing machine and dishwasher and space for a fridge freezer. Off the kitchen is a rear entrance vestibule providing access to the ground floor wc/cloakroom.

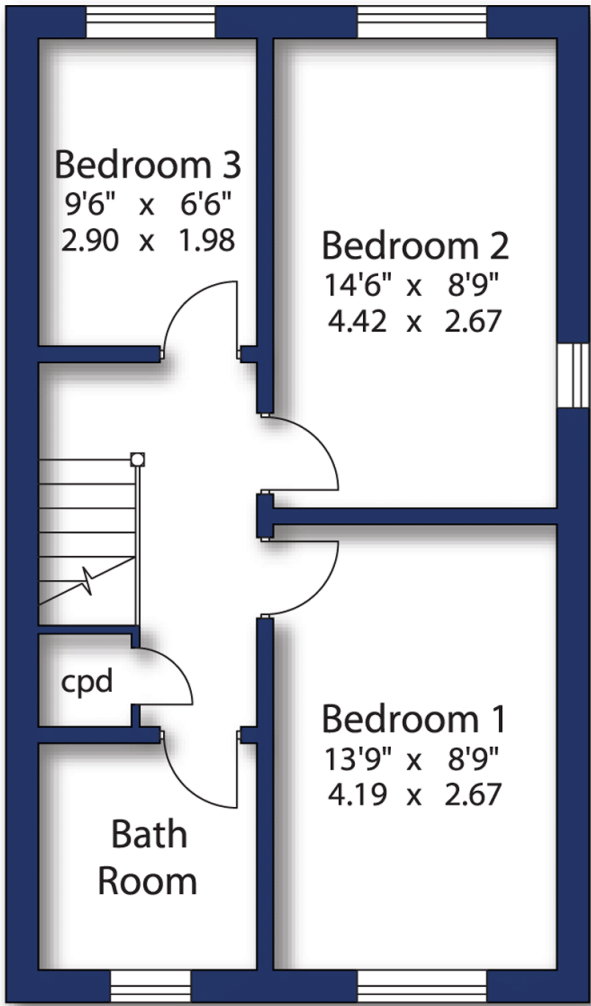
Stairs from the entrance lobby lead up to the first floor landing. There are two well proportioned double rooms with ample space for wardrobes and a third bedroom which is a good size single. The contemporary

bathroom comprises a white panel bath with shower over, white WC and wash hand basin with part wall tiling and chrome towel rail. Externally to the front of the property there is a parking area for two cars and to the rear is a good size garden mainly laid to lawn with patio area.

The picturesque Dales village of Giggleswick has its own village Church, two public houses, primary school and Giggleswick Public School. There is also a small railway station on the outskirts of the village which offer connections to the business centres of West Yorkshire and beyond in addition to Lancaster and the main West coast line. The neighbouring town of Settle offers a wide range of facilities and amenities including a bustling market place with a 'Tuesday' market, railway station on the famous Settle to Carlisle line, schools including primary, high school/college. Settle also has a swimming pool, library and golf club and other sports facilities.



Ground Floor



First Floor

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 Mortgage
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 Dacres Surveys
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Contact us



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Directions

From Dacres Settle office proceed down Cheapside and turn left onto Duke Street. Proceed down Duke Street turning right after the traffic lights onto Station Road. Continue on Station Road and go under the railway bridge and past the Land Rover Garage on your right hand side. When reaching the mini roundabout turn left and the development can be found on the right hand side.

What3Words elite.offers.requiring

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating from a gas fired boiler.
- Private parking for two cars

TENURE & SHARED OWNERSHIP

This property will be sold on a leasehold basis A 50% share of the market value is available for a price of £145,000 with rent payable on the remainder. Current rent for 50% share is £291.20 a month. Shared ownership homes: buying, improving and selling: How shared ownership works - GOV.UK

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](https://www.gov.uk/government/consultations/check-for-flooding-in-england)

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.

Dacres Ref: SET240270