DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £250,000

- Discounted market price, first time buyer
- Breathtaking views of the Dales
- High-quality, sustainable living
- Stylish, modern interiors
- Close-knit community feel in a sought-after location

5 Gikel, Stackhouse Lane, Giggleswick, Settle, BD24 0DL

A three-bedroom, discounted first-time buyer home offering breathtaking views on the edge of the Yorkshire Dales. Plot 2 boasts high-spec interiors, underfloor heating, solar panels, natural stone, slate exteriors and beautifully landscaped gardens, along with two allocated parking spaces and an electric vehicle charger. Conveniently located within a short walk of Settle and Giggleswick.

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5 Gikel View, Giggleswick, BD24 0DL

Lancaster 27miles, Skipton 16 miles, Leeds 42 miles (all distances approximate). Lancaster and Leeds are around 1hour travel time via train from Settle or Giggleswick railway stations.

General remarks

Exclusive and rare first-time buyer opportunity to purchase a new three bedroom property at discounted market price. Nestled on the edge of the Yorkshire Dales National Park, this exceptional development offers breathtaking views while remaining within easy walking distance of all amenities in the charming towns of Settle and Giggleswick.

The property briefly comprises; open plan living kitchen and cloakroom to the ground floor, two double bedrooms, a single bedroom and house bathroom to the first floor.

Externally there is landscaped garden to front and rear with dry stone wall and off street parking for two vehicles.

Crafted by the region's finest tradespeople and using high-quality natural materials, these homes are designed to offer a truly unique living experience within the YDNP. A fantastic opportunity to purchase a new property where a capped sale price is removed after the first sale by the developer.

Specification

- Energy Efficiency: EPC B+, with the potential to achieve A.
- Heating: Underfloor heating to the ground floor, radiators to first-floor bedrooms, and heated towel rails in the bathrooms.
- High acoustic values with significant sound proofing, each property is structurally independent from it's neighbour.
- Sustainable Comfort: Air source heat pump and solar panels (4 x 400w per dwelling).
- Architectural Elegance: Natural sandstone and limestone walls with finely cut stone window surrounds and a striking door portico.
- Windows & Roof: Premium Accoya double-glazed windows and doors beneath a high-quality natural slate roof.
- Parking & Electric Charging: Two allocated spaces per home, complete with one electric vehicle charger.

Interiors & Finishes

• Flooring: Tiled kitchen and bathroom floors
• Bathroom & WC: Stylish wall tiling, contemporary sanitary ware, and heated towel rails.
• Lighting & Fixtures: Brushed chrome light switches and sockets throughout.
• Kitchens & Appliances:
• Internal Doors: High-quality finishes selected to complement each home.

Gardens & External Features

• Private Road: Other than the bell mouth, which will be adopted, the road remains private, maintained responsibly by the nine properties equally.
• Landscaping: Fully landscaped front and rear gardens, thoughtfully designed to enhance the natural surroundings.
• Lighting: Garden wall lights allocated to each plot in a practical and aesthetically pleasing arrangement.

what3words press.inversion.wells

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band NA

Tenure, Services & Parking

- Freehold
- Mains electricity, water and foul drainage are installed. Domestic heating is provided by an air source heat pump
- Two allocated parking spaces

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/ Prepared for B4RN (Full fibre internet)

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.

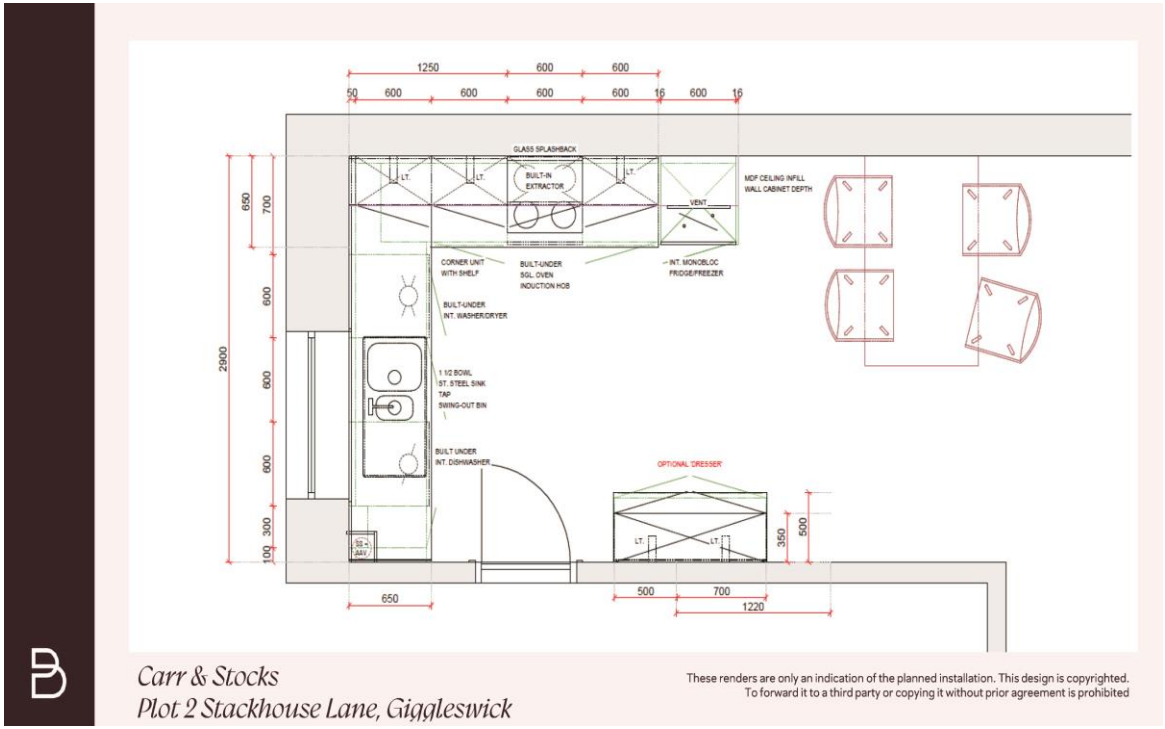
Buyer Anti Money Laundering Checks

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

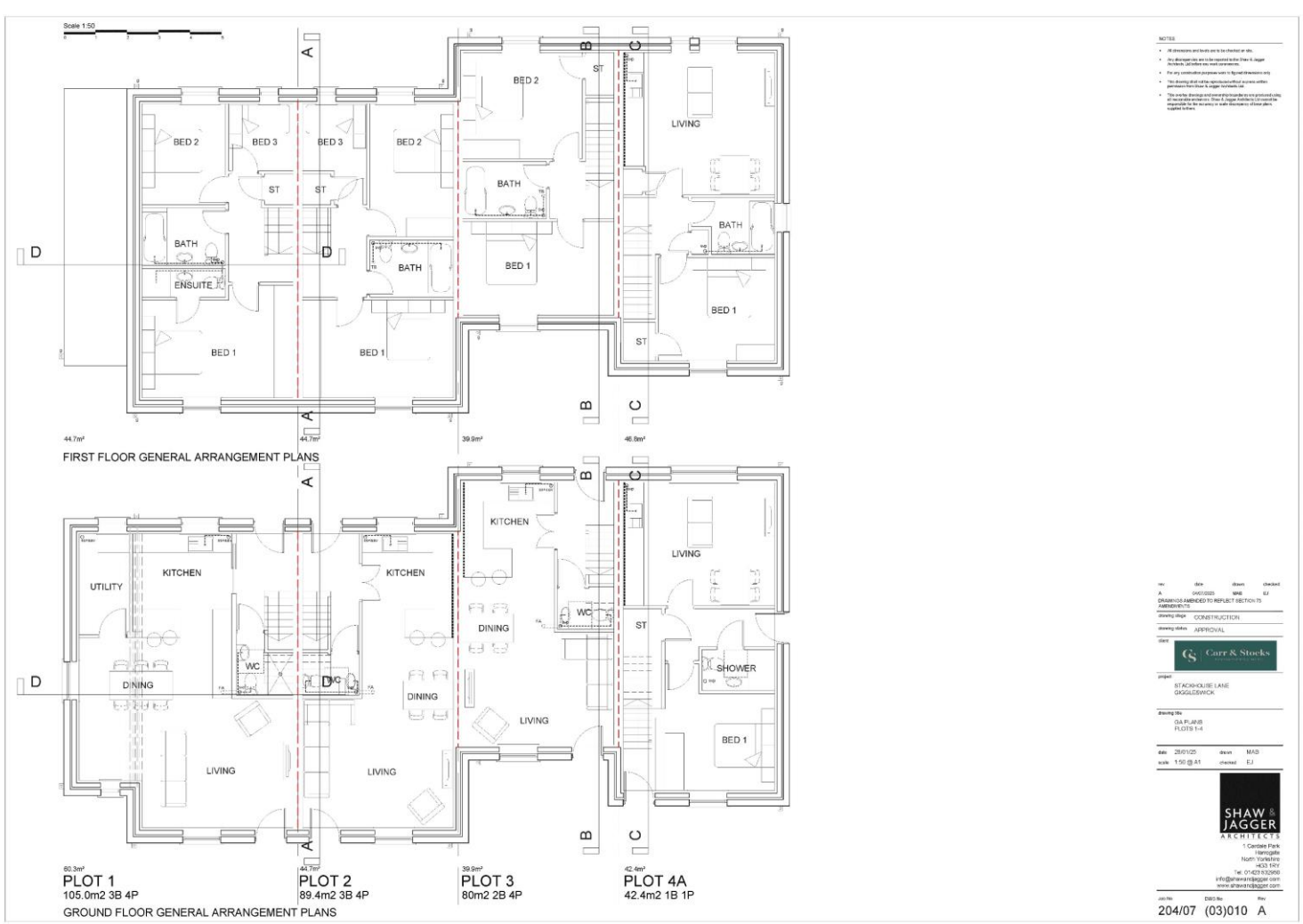
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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