



Holme Dene, Station Road, Giggleswick, Settle, BD24 0AB

Two bedroom detached bungalow in the Dales village of Giggleswick. The property sits on a generous plot with lawn garden to front, drive to side and a double garage. Internal viewing highly advised.

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

Tel: 01729 823921

dacres.co.uk   



Holme Dene, Station Road, Giggleswick, Settle, BD24 0AB

Lancaster 26 miles, Skipton 16 miles, Leeds 42 miles (all distances)

Offers in the region of: £310,000

- Two bedroom detached bungalow
- Spacious living dining room
- Fitted kitchen
- Study
- Shower room
- Lawned garden to front
- Drive to side plus double garage



General remarks

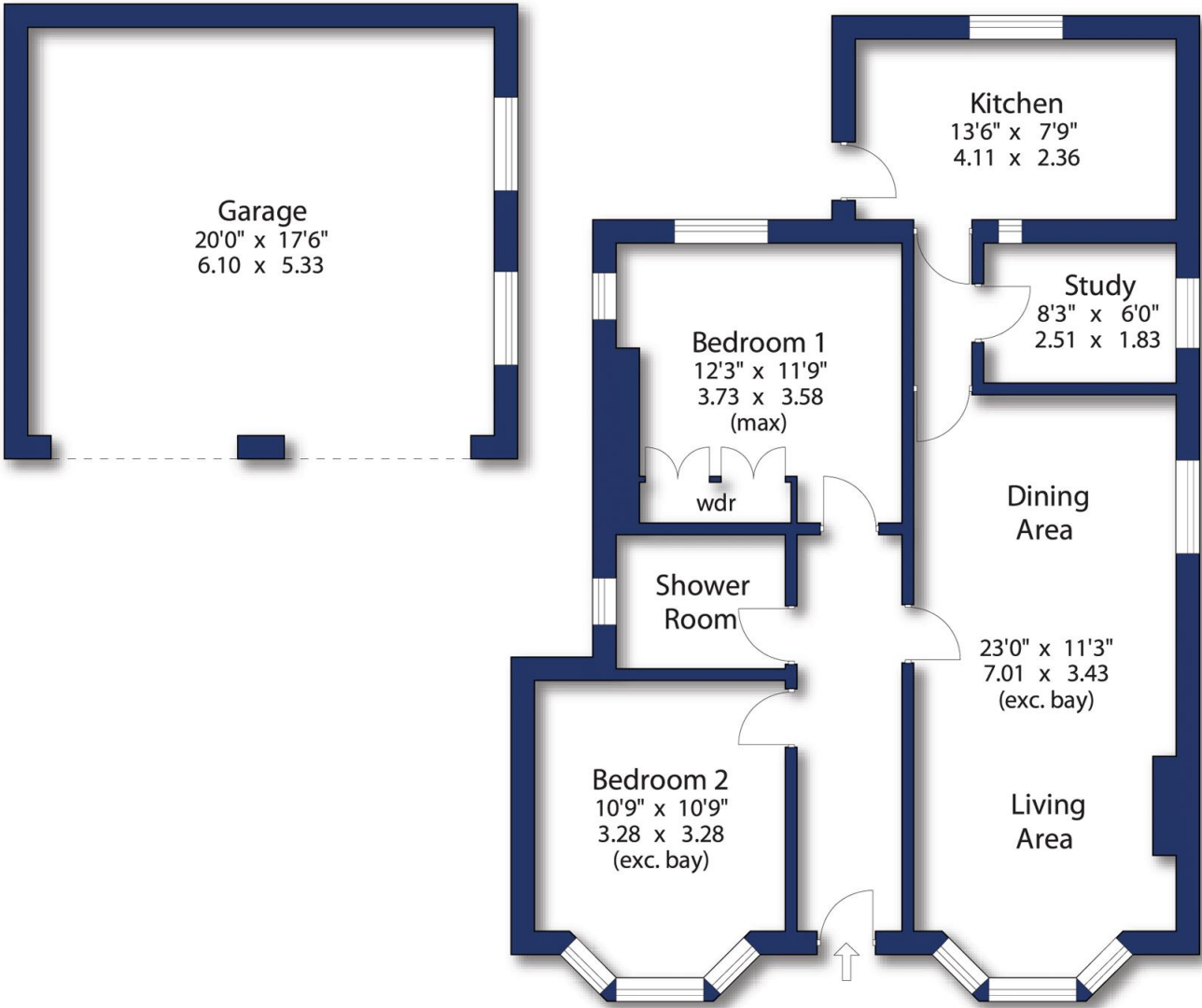
Entering through the part glazed front door is the main hallway. To your right is a light and airy living dining room with fitted carpet, stone fireplace, gas fire, window to side and bay window to front. Off the kitchen is an inner hallway providing access to the kitchen and study. The kitchen has a good range of wall and base units, worktop and a 1 1/2 bowl sink with mixer tap. Appliances include a Neff four ring gas hob and single oven. Space and plumbing are available to house a fridge/freezer and washing machine. Bedrooms one and two are both good size doubles with window to either front or rear. The house shower room comprises part tiled walls, shower cubicle, wash hand basin, wc and a frosted window to side.

Externally, to the front, there is an established lawn garden with flowerbed to side and path to front door. To the side and rear of the property there is a good size drive leading to a double

garage. There is also a shed allowing for storage needs.

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.

Floorplans



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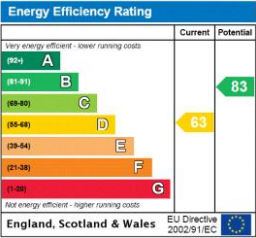
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Dacres Surveys

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Directions

From Dacres Settle office enter the marketplace and turn left onto Duke Street. Take the next right onto Station Road, proceed past the railway station and follow the road past the Land Rover Garage and over the river bridge. The property can be seen on the right hand side identified by our for sale board.

What3Words spearing.soggy.blotting

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains Gas, Electricity, Water and Drainage are installed. Domestic heating from a gas fired boiler.
- Drive to side plus double garage.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low, Rivers & the Sea - High; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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 success fee will be approximately



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