



2 Queens Rock Cottages, Bankwell Road, Giggleswick, Settle, BD24 0AP

A rare opportunity to acquire this delightful two-bedroom character cottage, situated in a private yet highly convenient location within the sought-after Dales village of Giggleswick. Benefiting from a sunny south-facing garden, garage, and off-road parking. Internal viewing highly advised.

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

Tel: 01729 823921

Email: settle@dacres.co.uk

dacres.co.uk





2 Queens Rock Cottages, Bankwell Road, Giggleswick, Settle, North

Lancaster 26 miles, Skipton 16 miles, Leeds 43 miles (all distances approximate)

Offers Over: £350,000

- Two bedroom character cottage
- Fitted kitchen plus utility room
- Spacious living room with open fire
- Family bathroom plus downstairs WC
- Off-road parking plus garage
- Private, low-maintenance south-facing garden
- Secluded yet central village location
- Internal viewing highly recommended



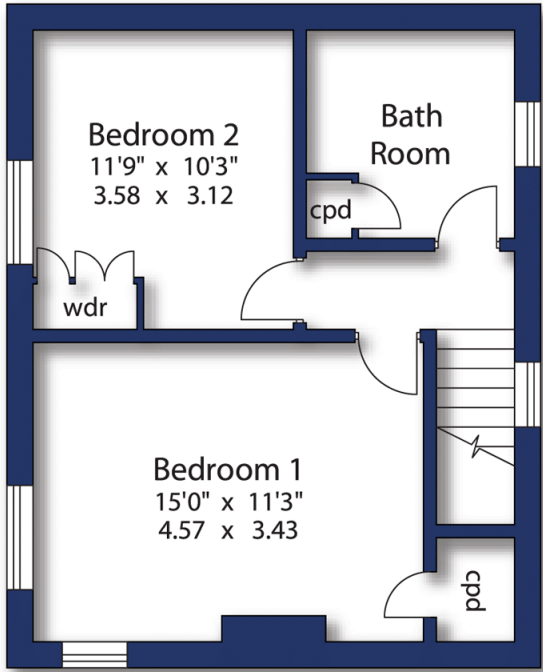
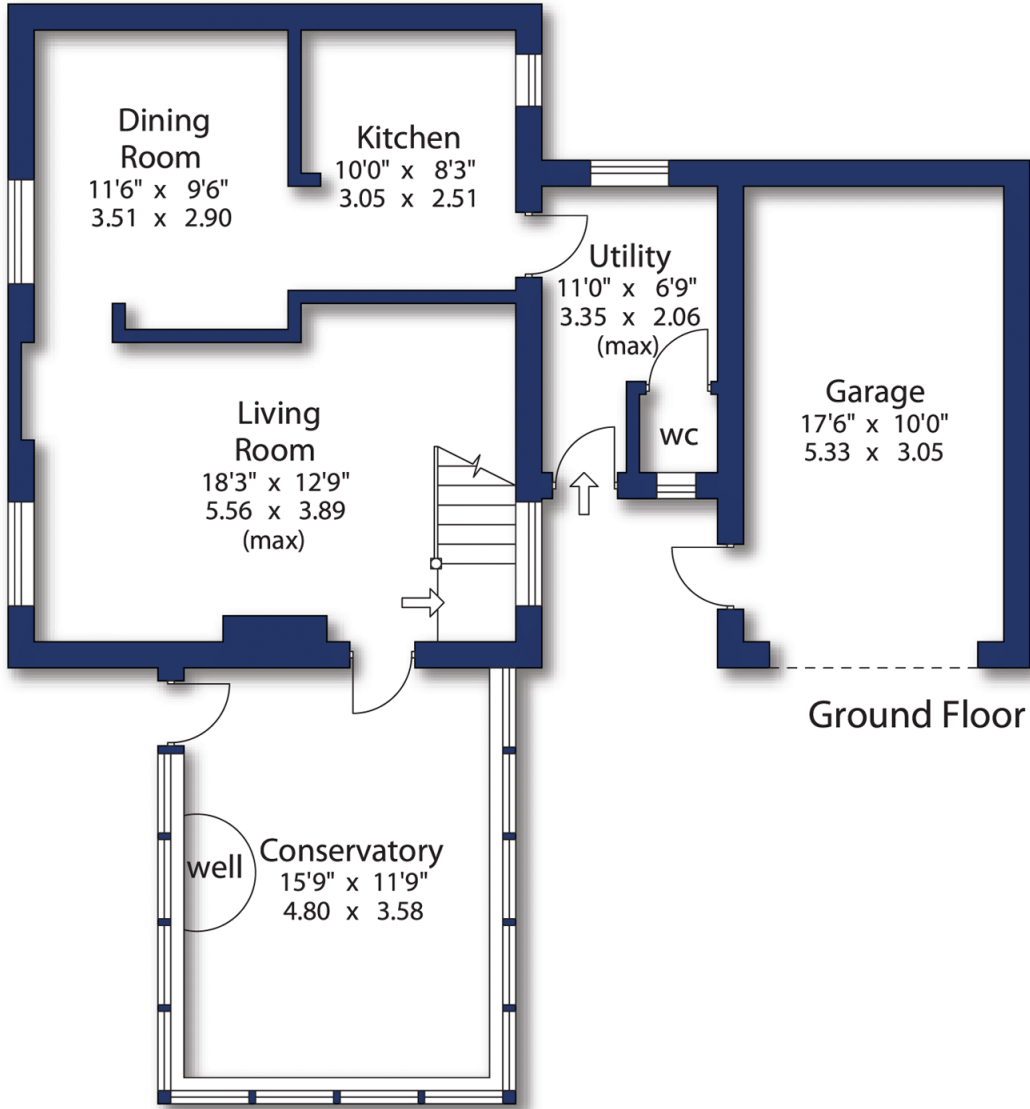
General remarks

The accommodation briefly comprises a covered entrance porch leading into a useful utility room fitted with base units, a stainless steel sink, plumbing and space for white goods, and a separate ground-floor WC. The fitted kitchen offers a range of wall and base units, work surfaces, 1 ½ stainless steel sink with mixer tap, and a window to the side elevation. Integrated appliances include a stove cooker with gas hob and double oven below, together with space for an under-counter fridge. Open to the kitchen is the dining room, providing ample space for a dining table and chairs, making it ideal for family meals and entertaining. Character features include a ceiling beam and side-facing window, while an opening leads through to the generous living room. The living room extends across the full width of the property and features an attractive cast-iron fireplace with decorative tiled insert and open fire, creating a cosy focal point. Natural light floods the room through windows to both the front and side elevations. From here, there is access to the conservatory and staircase rising to the first floor. The conservatory enjoys views over the garden and benefits from a tiled floor, radiator, feature covered well with hatch, and external door providing direct access outside.

To the first floor are two well-proportioned double bedrooms, with the master bedroom enjoying a charming feature fireplace. The family bathroom comprises a bath with shower over, wash hand basin, WC, part-tiled walls, useful storage cupboard, and side-facing window. Externally, the property is approached via a shared driveway bordered by traditional stone walling. The private south-facing garden is designed for ease of maintenance, being predominantly gravelled, and provides an excellent space for outdoor relaxation and entertaining. There is off-road parking for two vehicles and access to a garage with light and power.

The picturesque Dales village of Giggleswick has its own village Church, three 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

Floorplans



First Floor

© Dacre, Son & Hartley

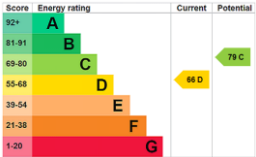
 **Mortgage
Advice Bureau**

01274 515 763

 **Dacres Surveys**

Call for a quote
01943 885 400

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.







Contact us



01729 823921



settle@dacres.co.uk

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.

Directions

Leaving the town of Settle via Church Street towards Giggleswick proceed over the river bridge and past Settle College on the left. On reaching the brow of the hill turn left down Belle Hill to the 'T' junction at the bottom. Turn left at the 'T' junction and proceed for approximately 200 yards. The property can be found on the left hand side.

What3Words introduce.power.downsize

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold. Located in a conservation area
- Mains Gas, Electricity Water and Drainage are installed. Domestic heating is from a gas fired central heating boiler. Open fire in living room.
- On drive parking plus 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](https://www.gov.uk/government/checks/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: SET260004