



1 Pendle View, Pendle View, Giggleswick, Settle, BD24 0AZ

A spacious semi detached Georgian property with superb views over Giggleswick village. This Grade II listed property has it all, five bedrooms, two reception rooms, large family kitchen, one bedroom apartment with separate access, private and sheltered walled garden and parking.

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

Guide Price: £575,000

- Semi detached Georgian property
- Three reception rooms
- Spacious family kitchen
- Private walled garden
- Off street parking
- One bedroom apartment with separate access



General remarks

A semi detached Georgian property located in the popular village of Giggleswick, a short distance from Settle town centre. This Grade II listed property has been lovingly maintained over the years and provides superb spacious family accommodation on four levels. Situated with easy access to the town this spacious property needs to be inspected to fully appreciate what is on offer.

Accessed via a side or front door the property briefly comprises entrance hall with ground floor shower room, superb family kitchen by H&M with inset moulded sink, superb island unit and bespoke wall cabinet. To the rear of the house is a generous living room with large windows giving long distance views over the village of Giggleswick towards the chapel. Through twin sliding doors is access to a large dining room, again with coal effect gas fire and long distance views. To the first floor via a superb return staircase with original hand rail and beautiful arched window there are three bedrooms and the house bathroom. All the bedrooms are of generous proportions with

period features and views. To the second floor there are two large attic rooms which have been used as bedroom accommodation and would be equally suitable for a teenager or hobby room. Externally the property has parking space to the front and the side on a paved patio area. There is also access via a covered passageway to the rear garden providing separate access to the flat if desired. The rear garden is enclosed and private with an Indian stone slate patio and lawn area. There is also access to the storage cave which has a vaulted ceiling and provides superb extra storage space. From the hallway to the lower ground floor there is a one bedroom apartment comprising kitchenette, shower room, living room and bedroom.

The picturesque Dales village of Giggleswick has its own village Church, two public houses, primary school and Giggleswick Public School.

Floorplans

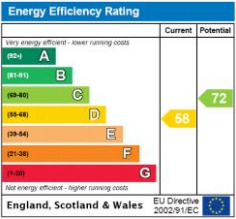


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There is also a small railway station on the outskirts of the village which offer connections to the business centres of West Yorkshire and beyond in addition to Lancaster and the main West coast line. The neighbouring town of Settle offers a wide 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.

What3Words autumn.bounded.enveloped

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, drainage and water are installed. Domestic heating is from a gas fired boiler.
- Off road parking to front.

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://gov.uk/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 £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 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: SET250067