



28 Lords Close, Giggleswick, Settle, BD24 0EG

An excellent property with three double bedrooms, garden, garage and parking in the sought after village of Giggleswick. An internal inspection is strongly advised to fully appreciate this superb property.

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28 Lords Close, Giggleswick, Settle, North Yorkshire, BD24 0EG

Lancaster 32 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Guide Price: £395,000

- Three double bedrooms - two with en-suite
- Versatile living accommodation
- Beautiful enclosed rear garden
- Garage and parking for one car
- Superb attic room
- Sought after village location close to amenities



General remarks

A beautifully presented stone-fronted home situated in the sought-after village of Giggleswick, within easy walking distance of a range of local amenities.

The accommodation briefly comprises an entrance hall with a useful cloakroom, leading through to a stylish and well-designed kitchen diner. The kitchen is fitted with a range of modern grey wall and base units complemented by matching worktops, and includes a variety of integrated appliances such as a fridge freezer, range cooker with extractor hood, and space for either a washing machine or dishwasher. A separate living room provides a cosy yet spacious retreat, featuring a multi-fuel stove and patio doors opening onto the rear garden.

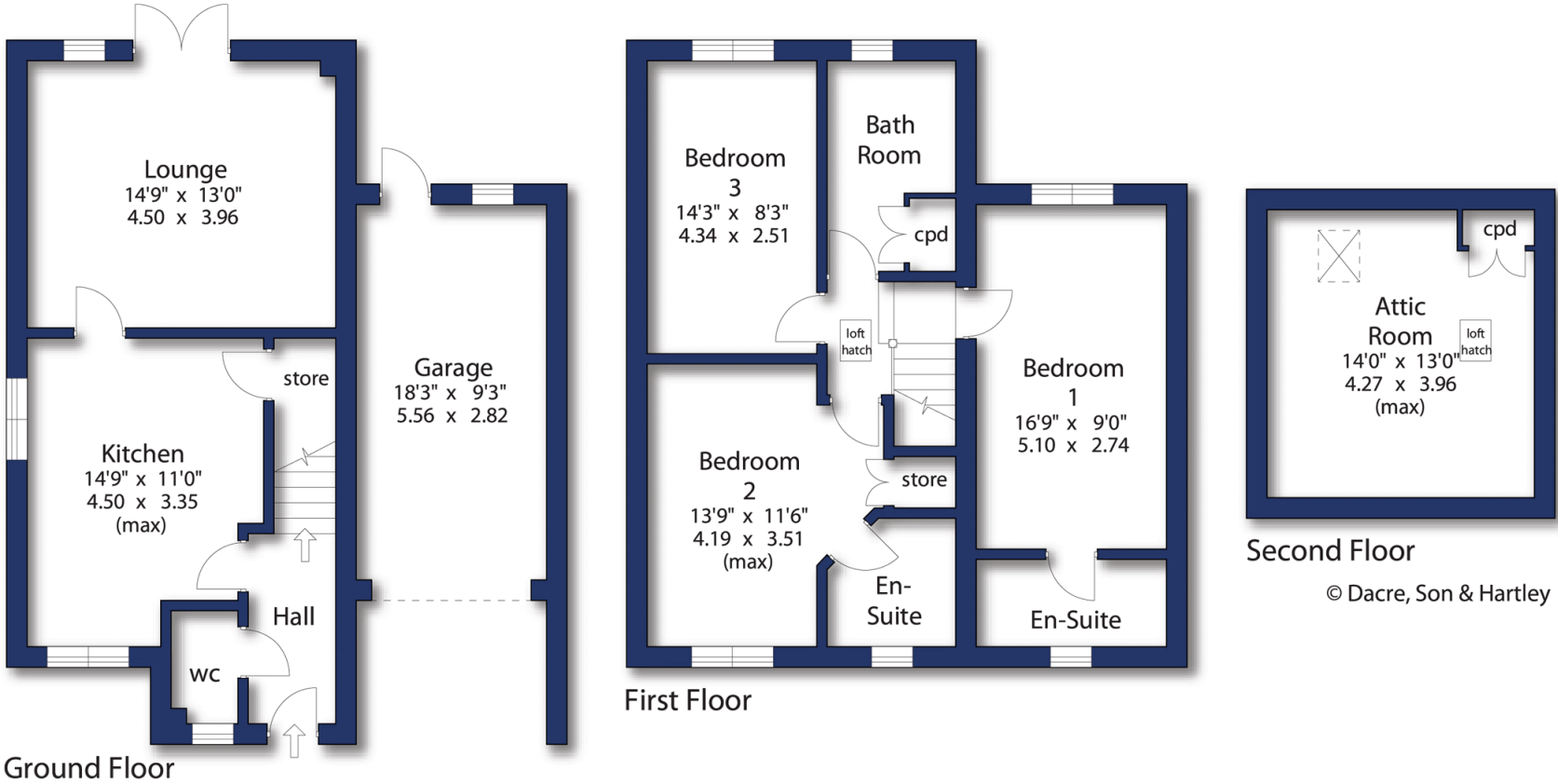
To the first floor are three generously sized bedrooms, two of which benefit from en-suite shower rooms. There is also a contemporary house bathroom fitted with a modern three-piece white suite and thermostatic shower over the bath.

Accessed from the landing via a pull-down ladder is an excellent attic room with fitted carpet and shelving, offering an ideal space for hobbies, home working, or additional storage.

Externally, the rear garden is mainly laid to lawn and includes a flagged seating area, perfect for outdoor dining and entertaining. To the front, a tarmac driveway provides off-road parking for one vehicle and leads to the garage with an up-and-over door.

The property benefits from all mains services, gas-fired central heating, uPVC double glazing, and underfloor heating throughout the ground floor.

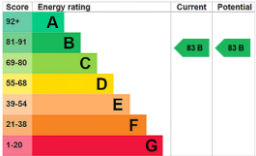
Giggleswick is a picturesque Dales village offering a charming community atmosphere, with amenities including a village church, public house, primary school, and the renowned Giggleswick School.



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 Dacres Surveys
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Contact us



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A nearby railway station provides convenient links to the business centres of West Yorkshire, Lancaster, and the West Coast Main Line. The neighbouring market town of Settle offers an excellent range of facilities and amenities, including a bustling marketplace with its popular Tuesday market, schools for all ages, a swimming pool, library, golf club, and a railway station on the famous Settle–Carlisle line.

Directions

From Settle via Station Road travel approximately half a mile to the mini roundabout and take your third exit onto Raines Road. Then take your first right over the stone bridge onto Bankwell Road. Approximately 300 yards on your right hand side is the entrance to Lords Close. Enter Lords Close and then take the first right, the property is the first on the left hand side.

What3Words grumble.quicksand.winners

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Private driveway

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: SET260099