



35 Lords Close, Giggleswick, Settle, BD24 0EG

A deceptively spacious three bedroom house with parking and garden, located in Giggleswick and within easy walking distance of all local amenities. An internal inspection is strongly advised to fully appreciate this excellent property.

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9EX

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Lancaster 27 miles, Skipton 16 miles, Leeds 44 miles (all distances)

Guide Price: £360,000

- Convenient location for all local amenities
- Spacious kitchen/ diner and separate living room
- Off street parking and enclosed garden
- Walking distance to Settle town centre
- Private roof terrace



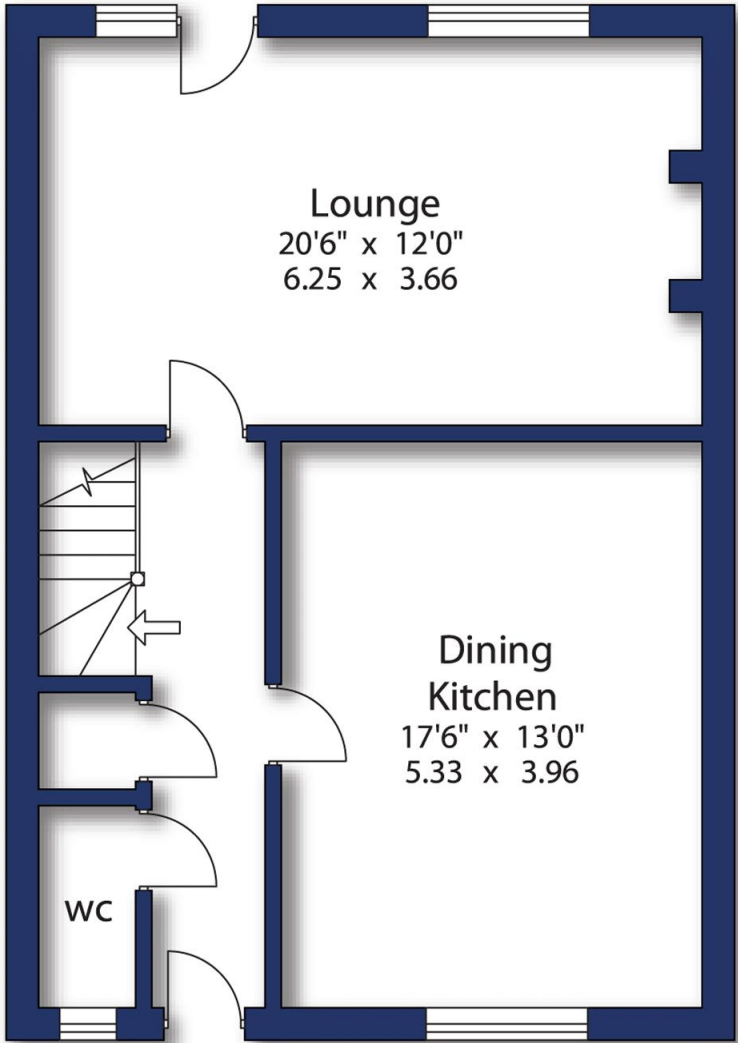
General remarks

A well presented stone faced town house located in the beautiful village of Giggleswick and within easy walking distance of Settle town centre. Internally from the rear door the property briefly comprises; entrance hall with useful cloak room leading to a modern and ergonomic kitchen diner. Fitted with a range of base and wall units with complementary worktops and numerous built in appliances including dishwasher, fridge/freezer, microwave/grill, electric fan oven and five ring gas hob with extractor over. To the front is a separate living room with wood burning stove and access to front garden area. To the first floor are three good sized bedrooms together with an attractive house bathroom comprising of a contemporary three piece white suite with shower over bath. From the second bedroom is access to a private roof terrace. Externally the rear garden is relatively low maintenance with a flagged area and path along with access to the off street parking space. To the front of the property is an enclosed patio area.

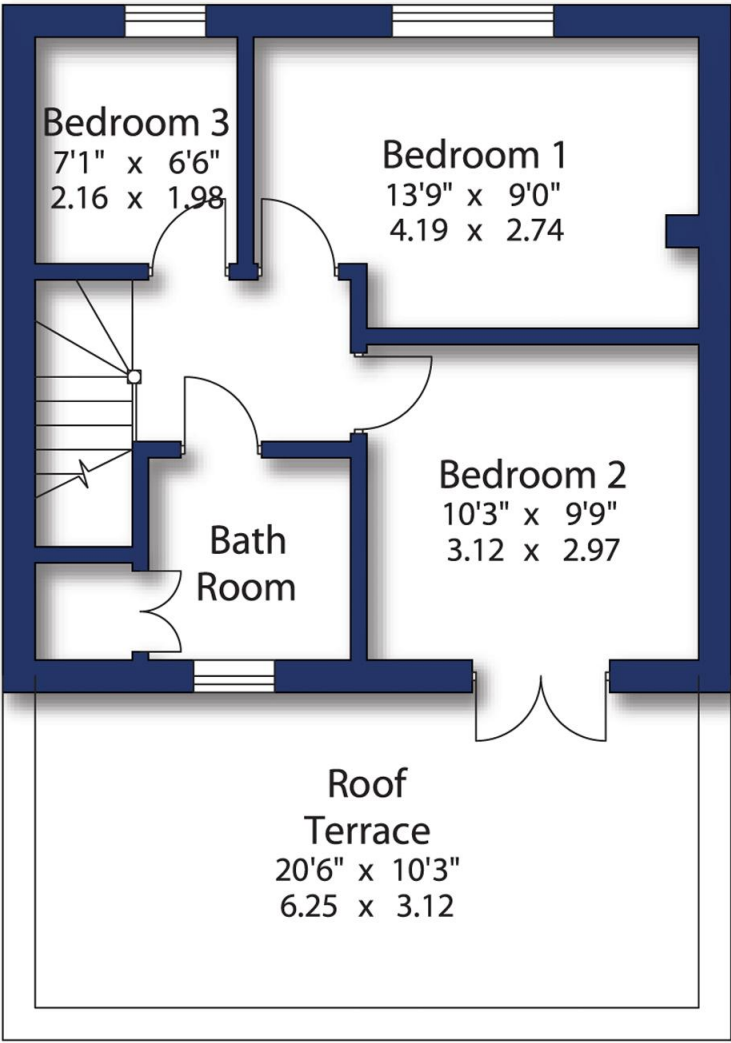
The property benefits from gas fired central heating, double glazing and superb long distance views to the front. Viewing is highly recommended.

The picturesque Dales village of Giggleswick has its own village Church, two public houses, primary school and Giggleswick Public School. 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, Secondary school/college. Settle also has a swimming pool, library and golf club and other sports facilities.

Floorplans



Ground Floor



First Floor

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Mortgage
Advice Bureau

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Contact us



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Directions

What3Words pizzas.indicated.clays

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Underfloor heating to the ground floor. Radiators to the first floor. Domestic heating is from a gas fired boiler.
- Private parking space with EV charging point
- 1Kw Solar PV panel system

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](#)

Agent's Notes

Management company covering Number 28 to 37 (Lords Close Giggleswick Ltd). Covers four visitor parking spaces and small area of land between number 30 and 31. Current charge £40 per annum.

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: SET260187