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2 Lords Drive, Giggleswick, Settle, BD24 0FL

This larger than expected three-bedroom home is perfectly situated in the highly desirable village of Giggleswick. Combining eco-friendly credentials with scenic village living, the property features solar panels, off-road parking, a garden, and splendid local views. Located just a short stroll from local amenities.

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dacres.co.uk







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2 Lords Drive, Giggleswick, Settle, North Yorkshire, BD24 0FL

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

Guide Price: £375,000

- Three double bedrooms (master en suite)
- Low maintenance garden
- Walking distance to Settle
- Two train stations within 1 Mile
- Solar panels







General remarks

A modern, eco-friendly three-bedroom semi-detached home perfectly situated in the highly sought-after Dales village of Giggleswick.

Boasting spectacular long-distance views, this beautifully presented property features forward-thinking eco additions including solar panels and an EV charging point, making it an ideal match for first-time buyers, growing families, or downsizers.

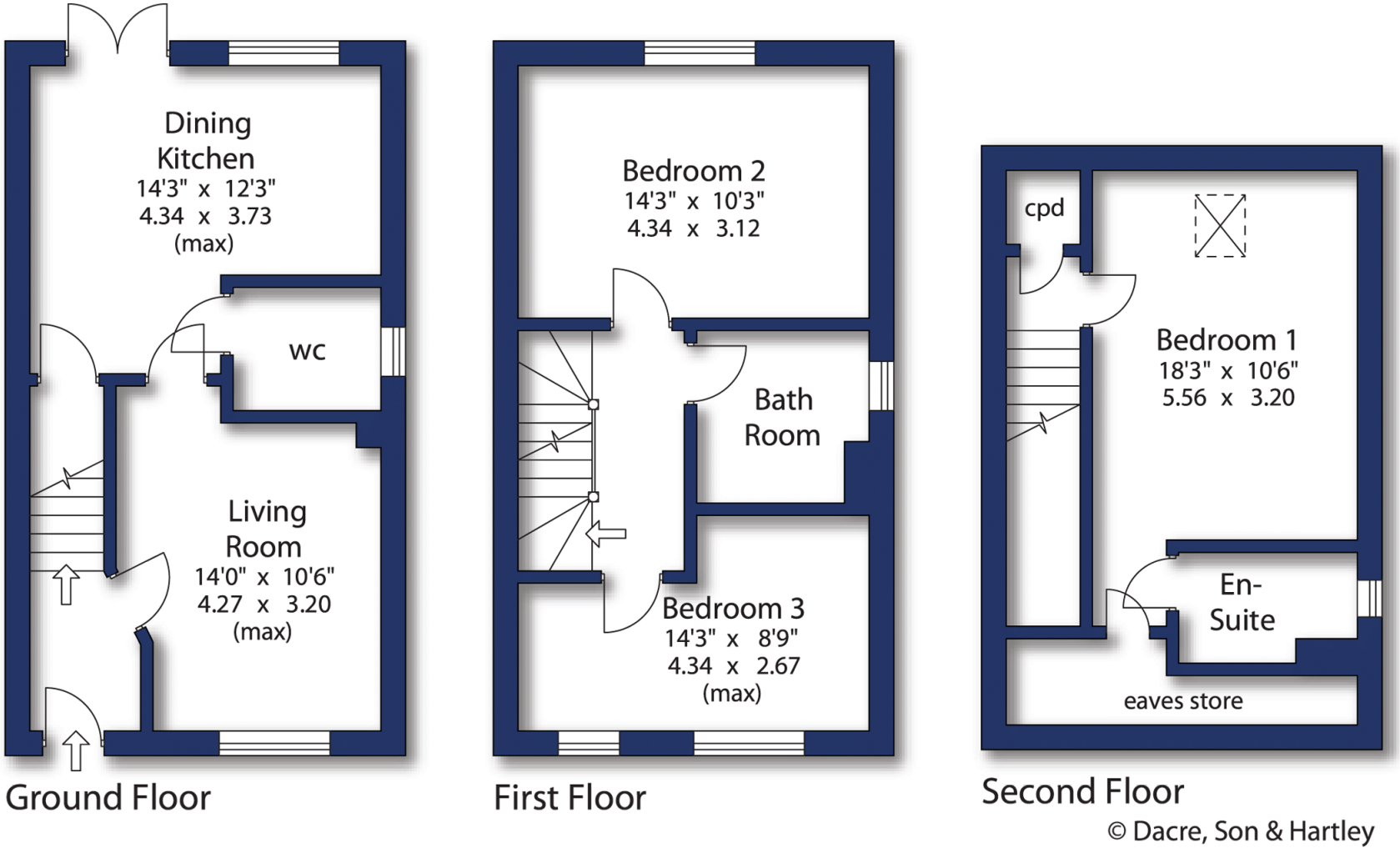
The ground floor layout includes a welcoming living room that leads through to a modern kitchen and dining area fitted with built-in appliances, which also benefits from a useful cloakroom and direct access to the rear garden.

On the first floor, there are two well-proportioned double bedrooms alongside a contemporary family bathroom, while the entire second floor is dedicated to a generous master bedroom suite complete with its own private en-suite shower room and storage areas.

Externally, there is a low-maintenance rear garden and off street parking to the front.

The property is situated in a peaceful village location within easy walking distance of local pubs, highly regarded schools, and the bustling neighboring market town of Settle, while also enjoying excellent local rail links to Leeds, Bradford, and Lancaster.

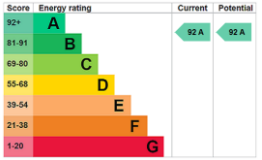
Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

What3Words startles.sprint.justifies

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently 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

Agent's Notes

Agent Note

Management company is currently in the process of being set up. Expected fee is around £150-£200 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.

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