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Valley View, Station Road, Giggleswick, Settle, BD24 0AB

A four bedroom semi-detached property in the Dales village of Giggleswick. Ideal family home offering spacious accommodation and within walking distance of the town centre and local schools. Internal viewing highly advised.

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Valley View, Station Road, Giggleswick, Settle, North Yorkshire,

Lancaster 27 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Guide Price: £425,000

- Four bedroom semi-detached property
- Living room with bay window
- Spacious dining kitchen
- Walk-in pantry & separate utility room
- Separate home office/den
- House bathroom plus downstairs wc
- Ample off-road parking plus garage







General remarks

Situated in the charming Dales village of Giggleswick, this four-bedroom semi-detached home dates back to 1938 and offers a lovely combination of character, space and practicality, making it an appealing home for a range of buyers.

The property is entered via a front porch with original stained glass windows, leading into a hallway with space for coats and boots. To the left, the living room features a central fireplace with open fire insert, a bay window to the front and patio doors opening directly onto the rear garden, creating a lovely space to relax and unwind. To the right of the hallway is a further room, currently used as a home office, which could also be utilised as a small den. To the rear of the property is the spacious dining kitchen, providing an ideal hub for everyday family life and entertaining. Fitted with a range of wall and base units, complementary worktop and a stainless steel bowl sink, the kitchen also benefits from a gas Aga and separate four-ring induction hob. There is space and plumbing for a larder-style fridge freezer and dishwasher, while patio doors provide direct access to the garden and allow plenty of natural light into the room. Off the kitchen is a walk-in pantry, which leads through to a separate utility/boot room with space and plumbing for both a washing machine and tumble dryer, together with an external door to the side. Completing the ground floor is a convenient cloakroom fitted with a wash hand basin and WC.

To the first floor are four good-sized double bedrooms, some of which retain original fireplaces, adding character and individuality. The family bathroom is fitted with a freestanding bath with shower over, wash hand basin, WC and heated towel rail, together with a window to the side elevation. The loft is part boarded and accessed via a pull-down ladder from the landing.

Externally, there is ample off-road parking to the front and side of the property, together with a garage positioned at the far end. To the rear, there is an outdoor area with potential to create a patio seating space, along with room for a garden shed.

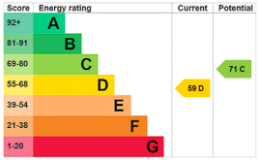
Floorplans



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Contact us

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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. 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.

Directions

From Dacre Son & Hartley Settle office proceed down Cheapside and turn left onto Duke Street. After the traffic lights turn right onto Station Road, go underneath the railway bridge, past the Landrover garage and over the river bridge into Giggleswick. The property is located on your right and can be seen before reaching the mini-roundabout.
What3Words breached.skinning.rave

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.
- On drive parking.

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

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: SET260190