



2 Raines Garth, Giggleswick, Settle, BD24 0EQ

A deceptively spacious three bedroom town house, 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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Lancaster 27 miles, Skipton 16 miles, Leeds 42 miles (all distances approximate)

Guide Price: £289,950

- Convenient location for all local amenities
- No onward chain
- Spacious kitchen/diner and separate living room
- Off street parking and enclosed rear garden
- Walking distance to Settle town centre
- Three bedrooms
- Quiet location



General remarks

A three bed semi detached home, in the popular Dales Village of Giggleswick. The property was built in 2012 and comes with living room, fitted kitchen, downstairs cloakroom and house bathroom. Situated on a small development the property benefits from gas central heating and double glazed windows. Internal viewing highly recommended.

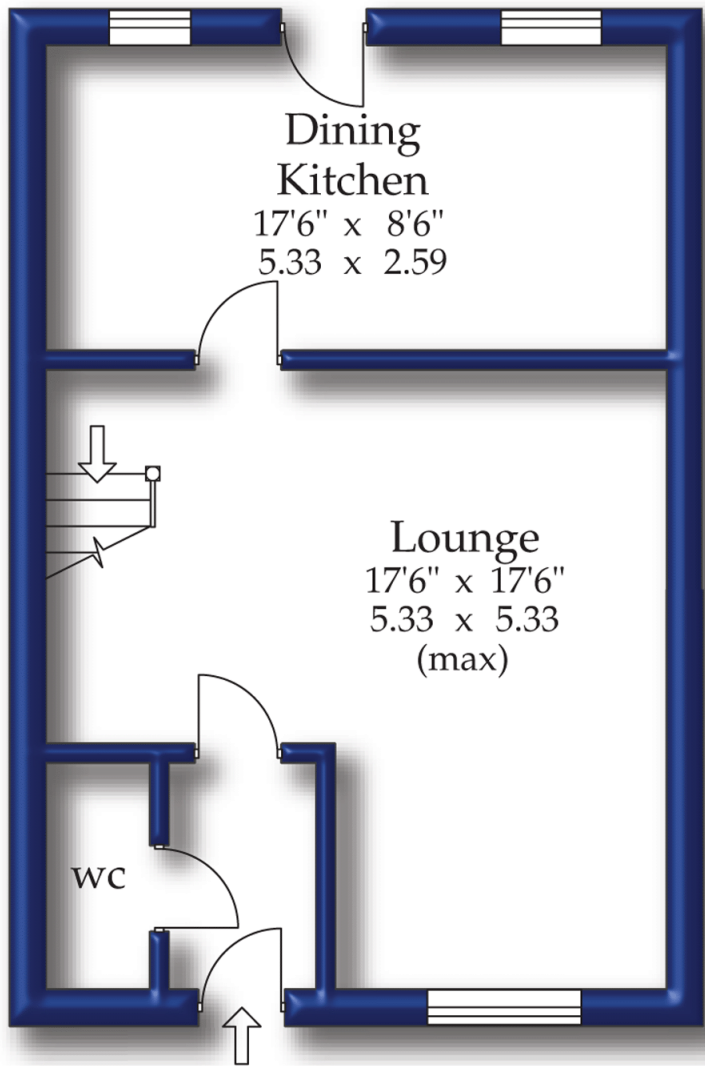
A well presented stone faced property located in the beautiful village of Giggleswick and within easy walking distance of Settle town centre. Internally from the rear door the property briefly comprises; entrance hall with useful cloak room leading to an L-shaped living room which provides access to the first floor, understairs cupboard and kitchen/diner to the front. The kitchen is fitted with a range of base and wall units with complementary worktops, splash back, stainless steel 1 1/2 sink/drainers and numerous built in appliances including gas hob, electric oven, dishwasher and washing machine.

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.

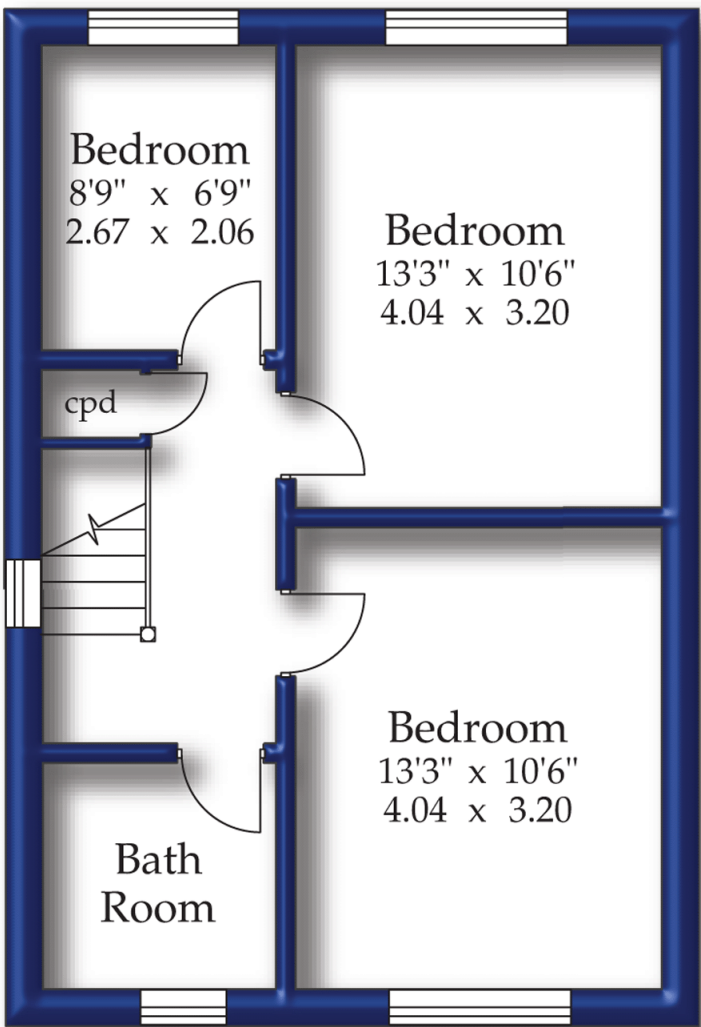
Externally the walled rear garden is mainly laid to lawn with a small flagged area and path along with access to the off street parking spaces. To the front of the property is an enclosed patio area.

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, high school/college. Settle also has a swimming pool, library and golf club and other sports facilities.

Floorplans



Ground Floor

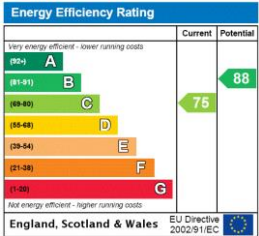


First Floor

 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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CONTACT US



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Directions

From Settle proceed along Church Street. Cross over the river bridge, follow the road past the middle and high school. On reaching the brow of the hill, bear off left to Giggleswick turning right at the 'T' junction at the bottom of Belle Hill. Follow the road past the Black Horse public house, Church and village school. Take the next turn left into Raines Road then turn left into Raines Garth. Follow the road round to the right and the property can be found on the right hand side.

What3Words racetrack.album.snack

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold. Located within a conservation area.
- Mains electricity, water, drainage and gas are installed.
- Two private parking spaces

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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), Dacre, Son & Hartley reserves 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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