



Guide Price £285,000

- Convenient location for all local amenities
- No onward chain
- Spacious kitchen/diner and separate living room
- Off street parking and enclosed patio
- Ground floor cloakroom
- Walking distance to Settle town centre
- Quiet location

7 Raines Garth, Giggleswick, Settle, BD24 0EQ

Modern three bedroom semi detached home in quiet cul de sac location in the popular village of Giggleswick. Outside the property has a small forecourt garden and side garden together with designated parking.

3 High Street, Settle, North Yorkshire, BD24 9EX

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7 Raines Garth, Giggleswick, Settle, BD24 0EQ

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

General remarks

A three bed semi detached home, in the popular Dales Village of Giggleswick. The property was built around 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.

A stone faced property located in the beautiful village of Giggleswick and within easy walking distance of Settle town centre. Internally from the front door the property briefly comprises; entrance hall which provides access to all ground floor rooms and first floor via the staircase. There is a spacious ground floor cloakroom with contemporary wall tiling and low suite wc. The living room is located to the front of the property with wall mounted electric fire. To the rear of the property is a good sized dining kitchen with fitted units with integral appliances including fridge/freezer, dishwasher, oven and hob. To the first floor there are three bedrooms, two good sized double rooms and a single

bedroom. The house bathroom comprises bath with shower over wash hand basin and low suite wc.

Externally the property has parking for two vehicles and a fore garden. To the side of the property is a 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.

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 left hand side.

what3words erupts.stopwatch.aimlessly

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. Please note Electricity North West have access to a sub station located in the side garden (the sub station is within a walled boundary).
- 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) likely 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

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Medium; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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

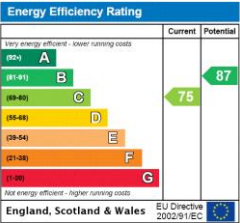
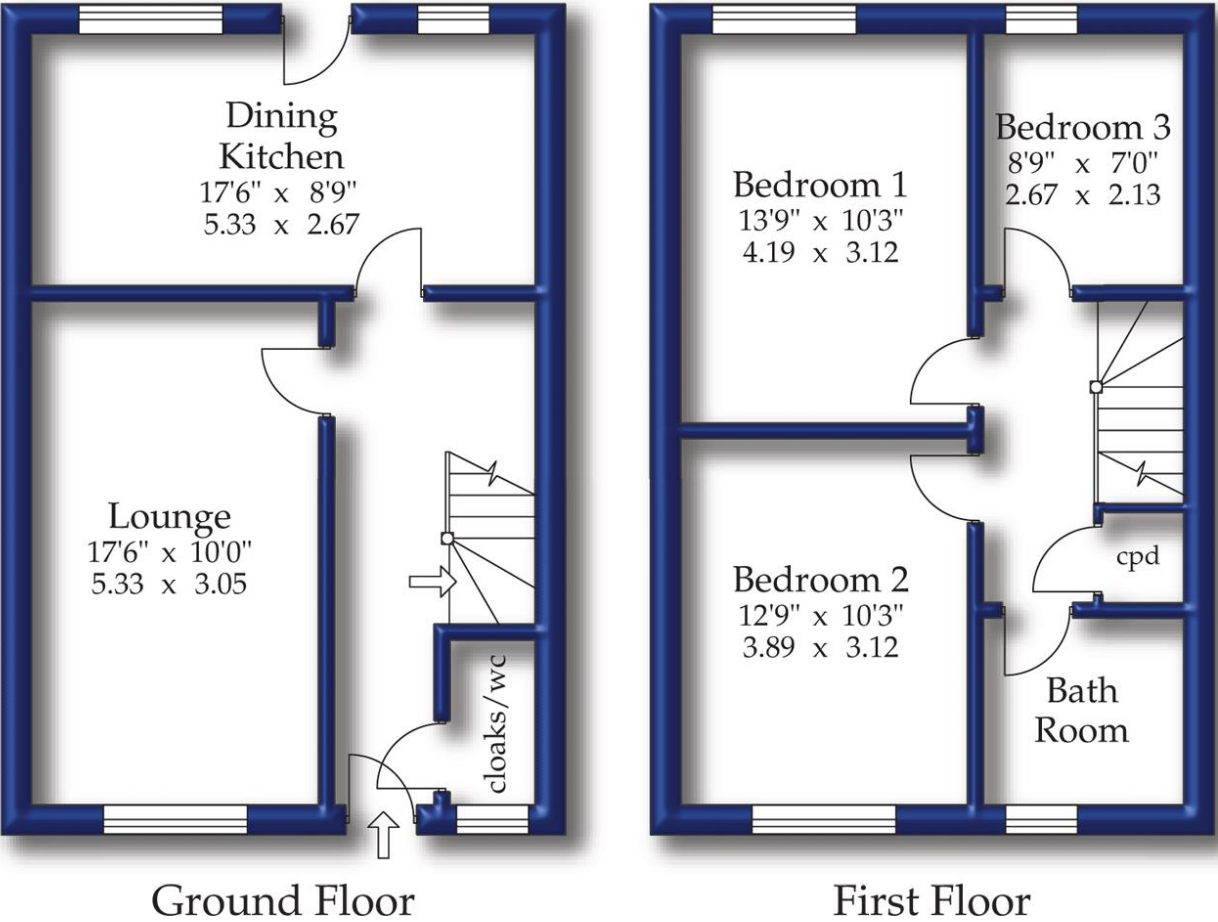
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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). 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: SET240281



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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