



1 GILDERSLEETS COTTAGES, GIGGLESWICK

£295,000





1 GILDERSLEETS COTTAGES, GIGGLESWICK, SETTLE, BD24 0AH

Very well presented 2/3 bed roomed stone-built barn conversion located in an outstanding rural position on the edge of Giggleswick Village.

Part of a small development of individually designed properties with private parking and good-sized private garden.

Accommodation laid over two floors comprising kitchen with range of modern base and wall units plus appliances, inner hallway, lounge which is dual aspect, plus second lounge or third bedroom to the ground floor.

First floor two double bedrooms and the house bathroom which has a modern three-piece bathroom suite.

Decorated to a good standard throughout with upvc double glazed windows and oil-fired central heating. Pleasant light and airy accommodation, with views across open countryside towards Settle and to the hills.

Ready for immediate occupation with no onward chain.

Ideal property for retired buyer, first time buyer or family holiday cottage or for investment purposes. Well worthy of internal inspection to appreciate the size layout and condition.

Gildersleets is a small cluster of properties approximately one mile from the village.

Giggleswick is a popular village with 3 public houses, church, primary school, and railway station. Railway station is approximately a quarter of a mile from this property with regular links to Skipton 16 miles, Leeds 45 miles and Lancaster 26 miles.

ACCOMMODATION COMPRISES:

Ground Floor

Kitchen, Inner Hallway, Shower Room, Lounge, Bedroom 3.

First Floor

Landing, 2 Bedrooms, Bathroom

Outside

Parking, Enclosed Garden Area.

ACCOMMODATION:

GROUND FLOOR:

Kitchen:

11'5" x 9'5" (3.48 x 2.87)

Range of modern kitchen base units with complementary granite work surfaces, wall units, sink with mixer taps, built in Neff electric oven, electric hob, cooker hood, washing machine, upvc double glazed windows with views, radiator, dishwasher, recessed spotlights.





Inner Hallway:

2'10" x 15'5" (0.86 x 4.69)

Oil fired central heating boiler in cupboard, staircase to the first floor, and radiator.

Shower Room:

9'5" x 5'10" (2.87 x 1.77)

Well-appointed with large shower enclosure with shower off the system, low flush WC, vanity wash hand basin, upvc double glazed window, recessed spotlights.



Lounge:

9'10" x 10'4" (2.99 x 3.15)

Dual aspect with two upvc double glazed windows with views, part open ceiling, and radiator.



Bedroom 3:

10'6" x 13'1" (3.20 x 3.98)

Off the kitchen (could be second lounge) upvc double glazed window, under stairs store cupboard.





FIRST FLOOR:

Landing:

Access to 2 bedrooms and a bathroom, radiator.

Bedroom 1:

11'7" x 9'8" (3.53 x 2.94)

Double bedroom, upvc double glazed window with views, radiator, cupboard housing factory insulated hot water cylinder, immersion heater, recessed spotlights.



Bathroom:

7'3" x 13'8" (2.21 x 4.16)

3-piece white bathroom suite comprising bath, pedestal wash hand basin, WC, Velux roof light, reduced eaves, eaves storage, radiator, spotlights.



Bedroom 2:

13'0" x 8'9" (3.96 x 2.66) to the face of wardrobes

Upvc double glazed window, radiator, built in wardrobes.





OUTSIDE:

Parking Space.

Pleasant, good sized enclosed garden area, laid to lawn, with mature trees and shrubs, fenced boundaries.



Directions:

Leave Settle office down Cheapside, turn left on to Duke Street, next right on to Station Road. Proceed approximately 1 mile over the river to the mini roundabout, take first left. Gildersleets is on the left-hand side before you get to the bypass. Turn left then take first left access and No 1 is on the righthand side. A For Sale board is erected.

Tenure:

Freehold with vacant possession on completion



Services:

Mains drainage, private water, electric and oil-fired central heating.

Service Charge:

For the shared pump house/water, £135.67 per annum.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.



N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

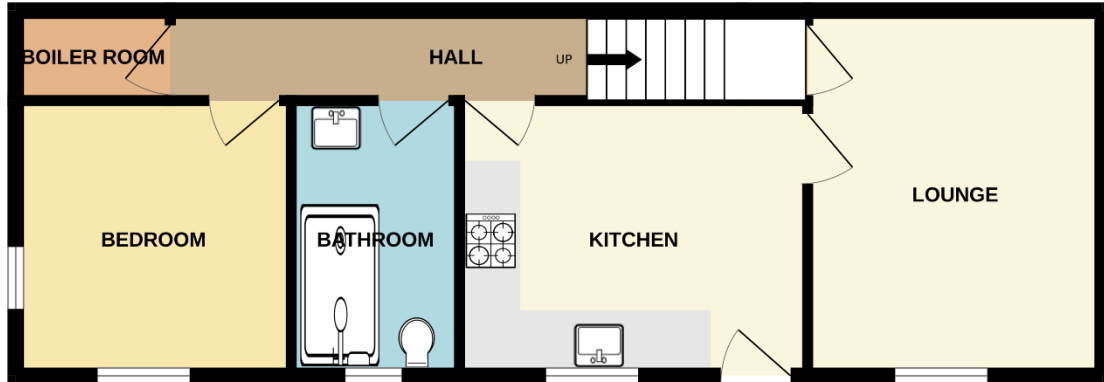
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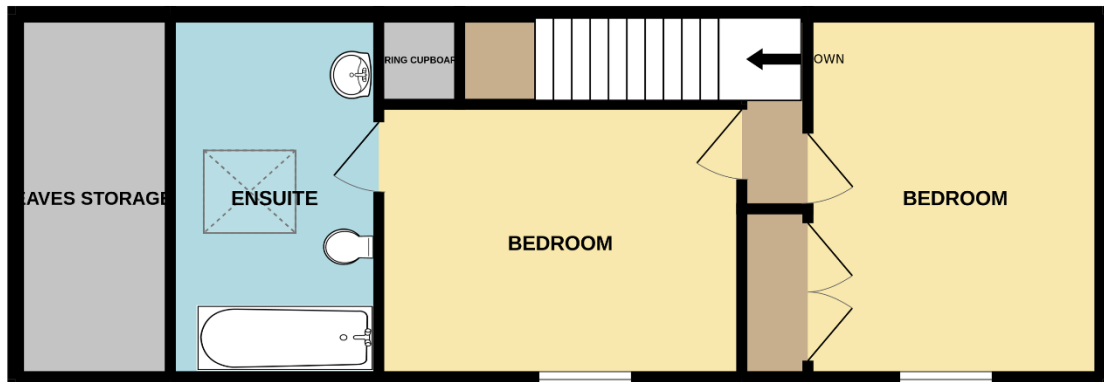
1 Gildersleets Cottages Gildersleets Giggleswick SETTLE BD24 0AH		Energy rating D
Valid until 19 May 2034	Certificate number 2834-5125-7300-0805-8292	
Property type	End-terrace house	
Total floor area	94 square metres	



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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