



## 7 LORDS CLOSE, GIGGLESWICK

£519,400







## 7 LORDS CLOSE, GIGGLESWICK, SETTLE, BD24 0EG

Substantial four bedroom stone faced detached house located in a superb cul de sac position within a popular residential estate on the edge of Giggleswick Village.

The house offers spacious light and airy accommodation laid over two floors standing within well-presented and tended gardens with a double garage and parking for two vehicles.

Decorated and presented to an exceptionally high standard throughout with quality fixtures and fittings.

Upvc double glazed windows, gas fired central heating plus a multifuel stove in the lounge.

Large light kitchen/dining room to the rear with access to enclosed rear garden, extensive range of modern kitchen units with integral appliances, utility room off, central hallway with covered entrance, cloakroom/WC, lounge and study to the ground floor.

Spacious galleried landing, four bedrooms one of which is en suite to the first floor.

Ideal family house, internal inspection is recommended to fully appreciate the size, design and quality.

Giggleswick Village is a pretty village situated adjacent to the market town of Settle on the edge of The Yorkshire Dales National Park. The village has local amenities such as a church, three public houses and a railway station with a wider range of amenities available in Settle.

The village also has a primary school, secondary school and a public school which makes this property an ideal family home.

Rail links to Skipton, Lancaster and Leeds, Settle station is approximately 1 mile away on the famous Settle to Carlisle Railway.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Covered Entrance, Hallway, Cloakroom, Lounge, Study, Dining Kitchen, Utility Room.

#### First Floor

Landing, Bedroom 1 plus Ensuite Shower Room, 3 further Bedrooms, House Bathroom.

#### Outside

Double Garage, Forecourt Parking, Enclosed Rear Garden, Fore Garden.

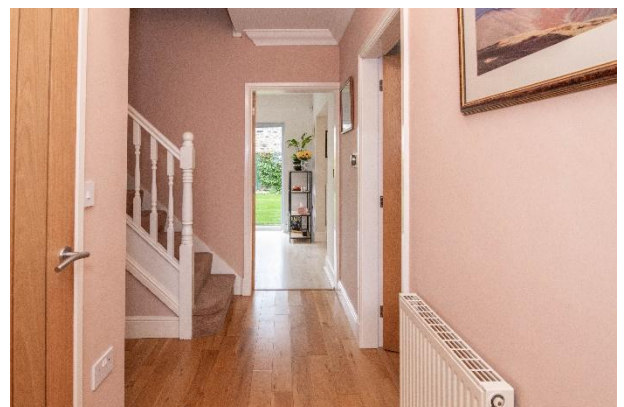
### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

12'8" x 4'1" (3.86 x 1.24)

Slated, covered entrance, part glazed external entrance door, access to principal rooms, staircase to the first floor, solid oak internal doors, radiator, oak flooring, coved ceiling.





### **Cloakroom:**

3'5" x 6'0" (1.04 x 1.82)

WC, wash hand basin, radiator, upvc double glazed window.

### **Lounge:**

17'1" x 11'2" (5.20 x 3.40)

Large room, upvc double glazed mullioned windows, upvc double glazed gable window, oak flooring, multifuel stove within recess on hearth, 2 radiators, coved ceiling.



### **Dining Kitchen:**

17'3" x 9'6" (5.25 x 2.89)

Large room with kitchen area to one side and dining to the other.

### **Kitchen Side:**

Extensive range of modern kitchen base units with complementary Granite worksurfaces, wall units, Rangemaster dual fuel cooker with extraction hood over, built in dishwasher, 1½ bowl sink with mixer tap, upvc double glazed mullioned window, upvc double glazed screen window, laminate flooring.







### Dining Side:

Upvc double glazed gable window with framed view over Settle hills, upvc double glazed French doors with access to rear garden, laminate flooring, radiator.



### Utility Room:

10'10" x 5'9" (3.30 x 1.75)

Base units with complementary worksurfaces, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, ½ glazed side external door, radiator, gas fired central heating boiler.

### Study:

8'10" x 6'4" (2.69 x 1.93) plus 3'1" x 4'4" (0.94 x 1.32)

Upvc double glazed window, radiator.



## FIRST FLOOR:

### Landing:

6'7" x 17'2" (2.00 x 5.23)

Spacious gallery landing area, upvc double glazed mullion window, shelved cupboard, access to 4 bedrooms and house bathroom, loft access with ladder to part boarded loft space (insulated), radiator.





### Bedroom 1:

11'3" x 12'10" (3.42 x 3.91) (excluding wardrobes)  
Upvc double glazed mullioned window, radiator, recessed spotlights, built in wardrobes.



### Ensuite Shower Room:

Large shower enclosure with shower off the system, WC, pedestal wash hand basin, heated towel rail, upvc double glazed window.



### Bedroom 2:

11'2" x 13'10" (3.40 x 4.21)  
Double bedroom, upvc double glazed mullioned window, radiator, wardrobes.

### Bedroom 3:

10'2" x 9'6" (3.09 x 2.89)  
Upvc double glazed mullioned window, radiator.







#### **Bedroom 4:**

9'5" x 7'0" (2.87 x 2.13)

Upvc double glazed mullioned window, radiator.



#### **House Bathroom:**

6'2" x 8'2" (1.88 x 2.48)

4-piece white bathroom suite comprising bath, shower enclosure with shower over off the system, WC, pedestal wash hand basin, upvc double glazed window, recessed spotlights, vertical radiator.

#### **OUTSIDE:**

##### **Double Garage:**

17'1" x 17'4" (5.20 x 5.28)

With two electric doors, power, and light, tap and water supply inside.



##### **Front:**

Forecourt parking, fore garden.

##### **Rear:**

Enclosed rear garden laid to lawn, patio area, borders etc.



**Directions:**

From the Settle office turn left onto Duke Street then right onto Station Road, go under the railway bridge then over the river bridge into Giggleswick, at the mini roundabout turn right onto Raines Road, right onto Bankwell Road, then right onto Lords Close, bear left, number 7 is on the right-hand side.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

All mains services are connected to the property.

**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.

## Energy performance certificate (EPC)

**Local Authority:**

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

Council Tax Band 'F'

**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**

- Email
- Copy link to clipboard

7 Lords Close Giggleswick SETTLE BD24 0EG		Energy rating <b>C</b>
Valid until <b>7 June 2034</b>	Certificate number <b>0330-2217-1360-2804-8861</b>	
Property type	Detached house	
Total floor area	135 square metres	



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (129.9 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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