



21 LORDS CLOSE, GIGGLESWICK
£430,000



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21 LORDS CLOSE, GIGGLESWICK, SETTLE, BD24 0EG

Well appointed, 4 bedroomed stone faced house, situated within the popular Lords Close development on the edge of Giggleswick Village.

Spacious family sized accommodation laid over two floors with manageable gardens, off street parking and garage.

Well decorated and presented throughout, with quality fixtures and fittings, ready for immediate occupation with no onward chain.

Upvc double glazed windows, gas fired central heating, modern kitchen with appliances, modern bathrooms and pleasant rear conservatory.

Ideally located for the amenities of Settle and Giggleswick i.e. local schools, railway station and shops etc.

Well worthy of internal inspection to appreciate the size, layout, condition and position.

Giggleswick is a popular village located on the edge of the Yorkshire Dales and Settle which is a well-known market town.

Settle has all amenities and is approximately 1 mile from the property.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom/WC, Lounge, Dining Kitchen, Conservatory.

First Floor

Landing, Master Bedroom with Ensuite, 3 Further Bedrooms, House Bathroom.

Outside

Fore Garden, Parking, Garage, Enclosed Rear Garden.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

6'7" x 17'10" (2.0 x 5.43)

Part glazed external entrance door, wood flooring, staircase to the first floor, coved ceiling, radiator.





Cloakroom/WC

2'9" x 6'0" (0.83 x 1.82)

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



Lounge:

16'4" x 10'3" (5.00 x 3.15)

Good sized room, upvc mullioned double glazed window, flame effect gas fire with marble insert, wood fire surround and marble hearth, coved ceiling, wall lights, radiator.



Dining Kitchen:

11'10" x 17'3" (3.60 x 5.25)

Range of modern kitchen base units with complementary worksurfaces, wall units, 1½ bowl sink with mixer taps, built in appliances including Bosch electric oven, dishwasher, gas hob, extraction hood and fridge freezer, built in microwave, gas fired combination boiler, ½ glazed side external entrance door, Karndean flooring, upvc double glazed double doors with access to the conservatory, space for table, radiator, understairs store cupboard.





Conservatory:

7'8" x 9'4" (2.33 x 2.84)

Upvc double glazed panels, upvc double glazed double doors with access to the garden, tiled flooring.



FIRST FLOOR:

Landing:

6'5" x 12'9" (1.95 x 3.88)

Access to 4 bedrooms and house bathroom, loft access plus ladder, cylinder cupboard, radiator.



Master Bedroom:

10'7" x 12'7" (3.22 x 3.82)

Double bedroom, upvc double glazed mullioned window, range of built in wardrobes, ceiling fan, radiator.





Ensuite Shower Room:

3'2" x 7'7" (0.96 x 2.31)

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



Bedroom 2:

12'3" x 10'7" (3.72 x 3.22)

To the front, double bedroom, upvc double glazed mullioned window, radiator.



Bedroom 3:

9'1" x 12'7" (2.75 x 3.82)

Small double bedroom (over the arch), upvc double glazed mullioned window, radiator.





Bedroom 4:

6'8" x 9'0" (2.10 x 2.68)

Single bedroom, upvc double glazed window, radiator.



House Bathroom:

6'6" x 6'0" (1.98 x 1.82)

Three piece white bathroom suite comprising bath with shower over off the taps, pedestal wash hand basin, WC, upvc double glazed window, heated towel rail.



OUTSIDE:

Front:

Fore garden with lawn and hedge, driveway parking, access under the archway to garage.



Garage:

8'5" x 17'5" (2.56 x 5.30)

With up and over door, power, light, upvc double glazed window and side door, power point charging.



**Rear:**

Rear garden with patio area, lawns, shrubs and shed, fenced boundary.

**Directions:**

Leave the Settle office down Cheapside onto Duke Street, turn right onto Station Road, proceed approximately one mile into Giggleswick, at the mini roundabout go right onto Raines Road, then right onto Bankwell Road (over the bridge), take the next right onto Lords Close, number 21 is on the right hand side, a for sale board is erected.

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.



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

Council Tax Band 'D'

21 Lords Close Giggleswick SETTLE BD24 0EG		Energy rating D
Valid until 3 November 2034	Certificate number 9320-2099-4400-2574-7355	

Property type Semi-detached house

Total floor area 101 square metres



While 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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