



8 RAINES COURT, GIGGLESWICK

£154,950





8 RAINES COURT, GIGGLESWICK, SETTLE, BD24 0BY

Spacious light and airy one bedroom first floor apartment, situated within the popular Raines Court development near to the centre of Giggleswick village.

The apartment offers open plan style accommodation comprising large lounge area with two double glazed windows, good sized kitchen area with a range of modern units plus appliances, double bedroom, entrance hall and house bathroom.

Gas fired central heating is installed plus the apartment has a useful basement storage area and allocated parking space.

Well managed apartment block with the owners owning the freehold.

Ideal property for first time buyers or investors.

Well worthy of internal inspection to appreciate the size and views.

ACCOMMODATION COMPRISES:

First Floor

Entrance Hall, Open Plan Lounge/Kitchen, Store Cupboard, Double Bedroom, Bathroom.

Lower Ground Floor

Cellar Storage Area.

Outside

Allocated Parking Space.

ACCOMMODATION:

Entrance Hall:

6'11" x 4'5" (2.10 x 1.34)

Solid entrance door, access to lounge and bedroom, radiator.

Lounge:

18'0" x 14'10" (5.48 x 4.52)

Light and airy room, two double glazed windows with views, feature curved wall, large store cupboard, meter box and radiator.





Kitchen Side:

11'9" x 7'8" (3.58 x 2.33)

Range of kitchen base units with complementary work surfaces, wall cupboards, electric oven, gas hob, white sink with mixer taps, plumbing for washing machine, radiator.



Bathroom:

8'6" x 6'1" (2.59 x 1.85)

3 piece white bathroom suite comprising bath with shower over of the taps, low flush WC, pedestal wash hand basin, radiator, large cupboard.

Bedroom 1:

16'3" x 9'10" (4.95 x 2.99)

Double bedroom, 2 double glazed windows with views, and radiator.



Lower Ground Floor

Useful cellar storage area.

Outside:

Allocated parking space in private car park.



**Directions:**

Enter Giggleswick village from Settle, go past the college, turn left down Belle Hill, right at the bottom on to Church Street, over the beck, left on to Raines Road, Raines Court is located on the right hand side, turn left into the car park and the entrance is at the top of the car park.

Tenure:

Leasehold with vacant possession on completion. The service charge is £1,200 per annum. The purchaser will be part owner of the freehold along with the other property owners.

Services:

All main services are connected to the property.

Viewing:

All viewings are by appointment and accompanied by a member of Neil Wright Associates.

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.

Local Authority:

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

Council Tax Band 'B'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Market Place
Settle
North Yorkshire BD24 9EJ
Tel: 01729 825219 option 1

King's Arms Buildings
15 Main Street High Bentham
Lancaster LA2 7LG
Tel: 015242 62458

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