



12 LORDS CLOSE, GIGGLESWICK £415,000





12 LORDS CLOSE, GIGGLESWICK, SETTLE, BD24 0EG

Exceptionally well presented three bedroom link detached stone faced modern property located on a small popular cul de sac development on the edge of Giggleswick Village.

Decorated and presented to a very high standard with upvc double glazed windows and external doors, gas fired central heating, contemporary style kitchen with appliances and refurbished en suite shower room and cloakroom.

Light and airy accommodation laid over two floors standing within private enclosed south facing landscaped gardens with driveway parking and attached garage with automatic roller door.

Fantastic family house which needs to be viewed to fully appreciate the size, layout, condition and position, so don't miss it!

Giggleswick is a popular historic village located on the edge of The Yorkshire Dales National Park and is adjacent to the market town of Settle which offers all local amenities including independent shops, cafes etc.

The village offers easy access to local schools and recreational facilities and is close to 2 railway stations offering links to Skipton, Leeds, Lancaster and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom, Lounge, Kitchen, Utility Room, Dining Room.

First Floor

Landing, Bedroom 1 plus En Suite, 2 further Bedrooms, House Bathroom.

Outside

Attached Garage, Driveway Parking, Enclosed Rear/Side Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

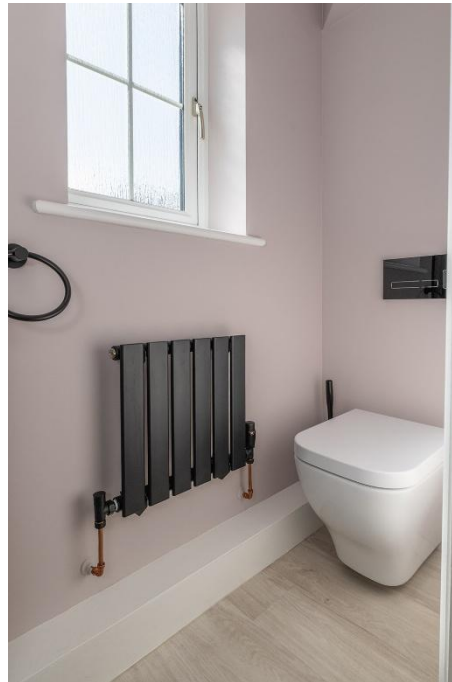
Covered entrance, part glazed external entrance door, spacious entrance hall with feature oak and glazed staircase to the first floor, Amtico flooring, glazed door to the kitchen, radiator, coved ceiling, access to principal rooms.





Cloakroom:

WC with hidden cistern, vanity wash hand basin, upvc double glazed window, radiator.



Lounge:

17'3" x 11'6" (5.26 x 3.51)

Good sized through room with upvc double glazed window to the front, upvc double glazed French doors to the rear, electric fire within feature fireplace with marble inset and hearth, coved ceiling, 2 radiators, wall lights.





Kitchen:

11'6" x 9'0" (3.51 x 2.74)

Range of recently installed kitchen base units with complementary worksurfaces, wall units, integral appliances including AEG double oven, AEG induction hob, extractor hood, built in microwave, built in Fridge freezer, dishwasher, sink with mixer tap, larder unit, upvc double glazed window, recessed spotlights.



Utility Room:

7'6" x 5'3" (2.29 x 1.60)

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



Dining Room:

11'6" x 9'6" (4.88 x 2.90)

Upvc double glazed double doors with access to the rear garden, coved ceiling, radiator.





FIRST FLOOR:

Landing:

Spacious landing area with feature oak and glazed balustrade, upvc double glazed window, loft access, access to 3 bedrooms and house bathroom, cupboard housing cylinder.



Bedroom 1:

18'9" x 16'9" (5.71 x 5.10)

Double bedroom, upvc double glazed window, built in oak wardrobes, drawers, dressing table and shelves, radiator.



En Suite Shower Room:

Recently refurbished contemporary shower room comprising shower enclosure with shower off the system, vanity wash hand basin, WC with hidden cistern, upvc double glazed window, radiator, boarded walls.





Bedroom 2:

11'6" x 8'6" (3.51 x 2.59)

Double bedroom, upvc double glazed window, radiator.



Bedroom 3:

11'9" x 8'6" (3.58 x 2.59)

Upvc double glazed window, radiator.



House Bathroom:

3-piece white bathroom suite comprising bath, pedestal wash hand basin, WC, upvc double glazed window, radiator, heated towel rail.

OUTSIDE:

Front:

Paved driveway/parking, attached garage with automatic roller door, side door, power and light.

Side & Rear:

Pleasant, enclosed gardens laid to lawn with flower beds, rose garden, patios and gravel area.



**Directions:**

Leave the Settle office down Cheapside, go left onto Duke Street, then right onto Station Road, proceed approximately one mile into Giggleswick, at the mini roundabout turn right onto Raines Road, then next right over the bridge onto Bankwell Road, take the next right onto Lords Close, follow the road round to the top of the cul de sac, number 12 is on the left hand side, a for sale board is erected..

Tenure:

Freehold with vacant possession on completion.

Services:

All Mains services are connected to the property.

Age:

2000

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.

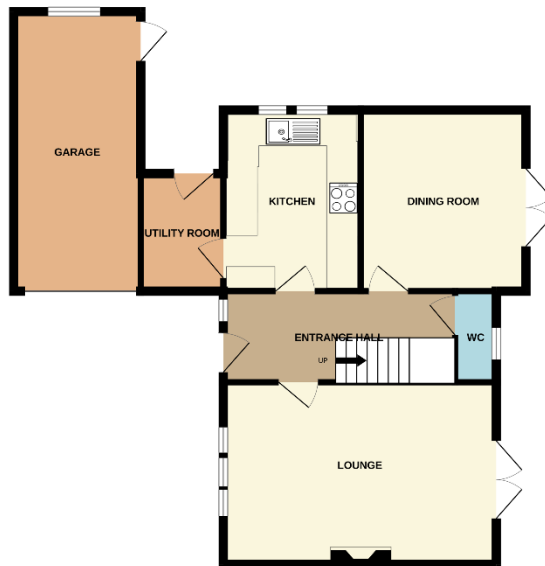


Local Authority:
North Yorkshire Council
1 Belle Vue Square
Broughton Road
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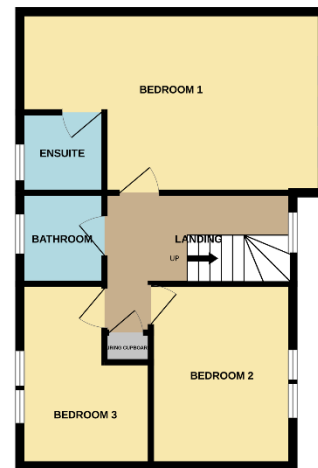
Council Tax Band 'E'

92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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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