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"For Sales In The Dales"
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6 Belle Hill, Giggleswick



- Charming Dales Cottage
- One Bedroom
- Open Plan Lounge Kitchen
- Modern Shower Room
- Immaculate Condition Throughout
- Double Glazed
- Gas Central Heating
- Popular Village Location
- Views Of The Village & Chapel
- Low Maintenance Patio Area
- Safe On Street Parking
- No Forward Chain
- Perfect Bolt Hole, Investment Or Starter Home

Offers Around £145,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

6 Belle Hill, Giggleswick

DESCRIPTION

6 Belle Hill is a charming character cottage in the heart of Giggleswick. The village is lively and benefits from a nursery, primary school and pubs, and well regarded private school. Just a short walk brings you in to the centre of Settle, the busy Dales market town, with an excellent range of facilities including medical centre, theatre, shops and market. The property has been thoughtfully renovated to a high standard making the most of the original features, and adding conveniences of modern living, with a fully equipped modern kitchen and bathroom.

The accommodation briefly comprises, open plan lounge kitchen, a bedroom and a family bathroom on the first floor. 6 Belle Hill also benefits from an attractive south west facing sit out area. The property also benefits from a large loft offering plenty of storage.

6 Belle Hill is the perfect retirement, buy to let or second home. Viewing advised.

GROUND FLOOR

LIVING KITCHEN

17' 4" x 12' 2" (5.28m x 3.71m) Open plan lounge kitchen.

LIVING AREA

Door to front. Fitted carpet. Radiator. Feature stone fireplace with gas fired stove. Cupboard housing boiler. Exposed beams. TV point. Telephone point. Storage cupboard with coat hooks. Window to front. Leading onto kitchen area.

KITCHEN AREA

Modern fitted kitchen. Tiled floor. Range of wall and base units. Stoves electric cooker and hob with extractor hood. Integrated fridge and washing machine. Stainless steel 1/2 bowl sink and drainer. Staircase. Window to side.

FIRST FLOOR

LANDING

Fitted carpet. Radiator. Loft access. Window to side.

BEDROOM ONE

10' 2" x 8' 4" (3.1m x 2.54m) Cosy double bedroom. Fitted carpet. Radiator. Window to front.

BATHROOM

10' 0" x 3' 7" (3.05m x 1.09m) Modern fitted shower room. Fitted carpet. Ceiling spots. Corner shower cubicle. Wash hand basin. WC. Fully tiled. Velux roof window.

6 Belle Hill, Giggleswick

OUTSIDE

PARKING

Safe on street parking.

SITTING AREA

Attractive sitting out area, south west facing. Gravelled. Small wooden shed.

6 Belle Hill, Giggleswick

GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Craven District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor**? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at allagents.co.uk. Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

J. R. HOPPER & Co.

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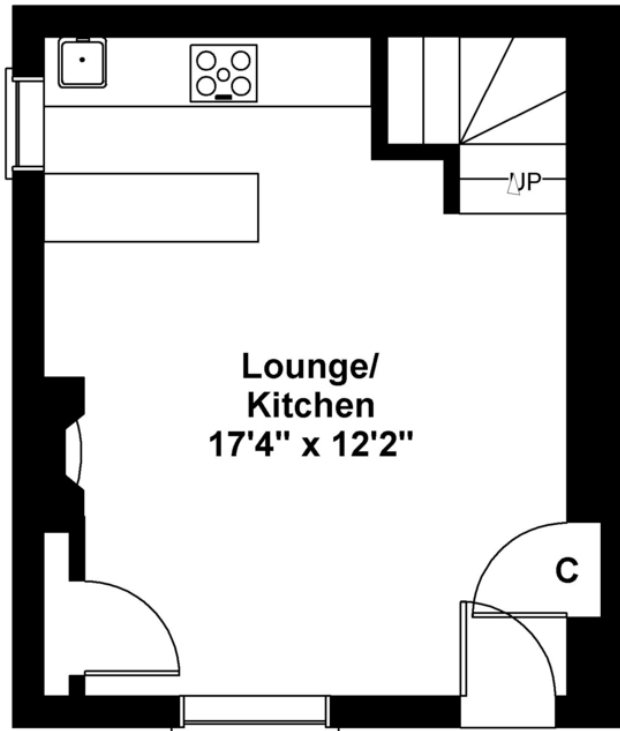
ENERGY PERFORMANCE CERTIFICATE

Property: 6 Belle Hill, Giggleswick, Settle, North Yorkshire, BD24 0BA

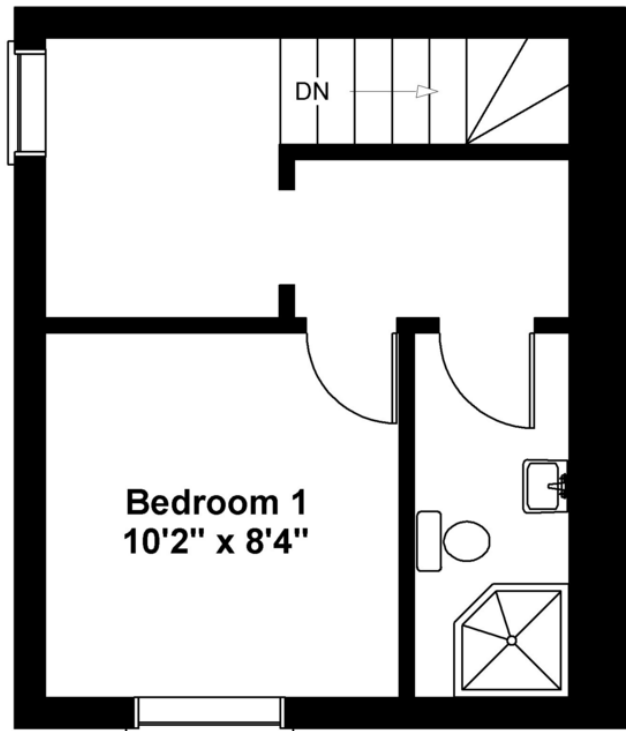
Energy Efficiency Rating Current 69 Environmental Impact Rating Current 74

6 Belle Hill, Giggleswick

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

6 Belle Hill, Giggleswick

