



14 SANDHOLME CLOSE, GIGGLESWICK
£293,000



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14 SANDHOLME CLOSE, GIGGLESWICK, SETTLE, BD24 0AF

Well appointed 3 bedroom detached house located in a superb position on a popular cul de sac development on the edge of Giggleswick Village, approximately a mile from the centre of Settle.

Standing within good sized gardens with private parking for several vehicles and a detached garage.

Decorated to a good standard with upvc double glazed windows and gas fired central heating.

Spacious light and airy accommodation with covered entrance hall, through lounge/dining room and kitchen to the ground floor. Landing, 2 double bedrooms, single bedroom and bathroom to the first floor.

Ideal family home with the potential to extend if required subject to the necessary approvals.

Well worthy of internal and external inspection to appreciate the size, layout, location and also the pleasant views to the rear towards the river.

Settle and Giggleswick are popular areas set amid stunning countryside on the edge of The Yorkshire Dales National Park.

Settle is a market town with a range of quality independent shops, public houses, cafes and recreational and educational facilities. There is a railway station in Settle and also in Giggleswick with links to Skipton, Leeds, Lancaster and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge/Dining Room, Kitchen

First Floor

Landing, 3 Bedrooms, Bathroom

Outside

Foregarden, Parking Spaces, Side Driveway, Rear Garage, Paved Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

3'8" x 7'10" (1.11 x 2.38) excluding staircase

Covered entrance canopy, part glazed external entrance door, staircase to the front floor, radiator.



Lounge/Dining Room:

12'0" x 15'4" (3.65 x 4.67)

Through room with upvc double glazed bay window to the front, radiator, coved ceiling, arch to dining room.



Dining Room Side:

7'8" x 10'5" (2.33 x 3.17)

Upvc double glazed window, radiator.



Kitchen:

7'4" x 10'7" (2.23 x 3.22)

Range of kitchen base units with complementary worksurfaces, wall units, stainless steel sink with mixer taps, built in electric oven, gas hob, extractor hood, radiator, Karndean flooring, 1/2 glazed upvc rear external entrance door, rear canopy over, upvc double glazed side window, under stairs store cupboard.





FIRST FLOOR:

Landing:

6'1" x 11'8" (1.85 x 3.55)

Access to 3 bedrooms and bathroom, bulkhead cupboard housing factory insulated cylinder with immersion heater, upvc double glazed gable window, loft access.



Bedroom 1: To the Front

9'1" x 15'3" (2.76 x 4.64)

Double bedroom, upvc double glazed window, views, radiator.



Bedroom 2: To the Rear

8'8" x 11'6" (2.64 x 3.50)

Double bedroom, upvc double glazed window, views over the river, radiator.





Bedroom 3: To the Front

6'0" x 8'0" (1.82 x 2.43)

Single bedroom, upvc double glazed window, radiator, wall cupboards.



Bathroom:

6'0" x 6'4" (1.82 x 1.93)

3 piece bath suite comprising bath with electric shower over, low flush WC, pedestal wash hand basin, radiator, upvc double glazed window.



OUTSIDE:

Front:

Good sized lawned fore-garden, long driveway with parking for several vehicles.

Rear:

Fenced and paved rear garden, detached garage 18'0" x 8'10" with up and over door, power and light, ½ glazed rear door.





Directions:

Leave the Settle office down Cheapside, turn left onto Duke Street, then right on to Station Road. Proceed to Giggleswick. Take the next right turn after the river on to Sandholme Close. No 14 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.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that there is a low chance of surface water flooding.

Surface water	More about your surface water flood risk
Yearly chance of flooding	
<input checked="" type="radio"/> Very low	<input type="radio"/> Low <input type="radio"/> Medium <input type="radio"/> High
Yearly chance of flooding between 2040 and 2060	
<input checked="" type="radio"/> Very low	<input type="radio"/> Low <input type="radio"/> Medium <input type="radio"/> High

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'

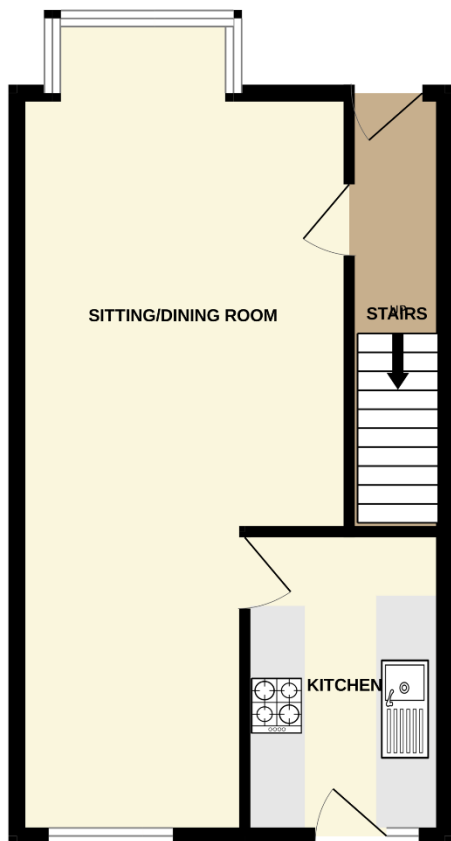
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

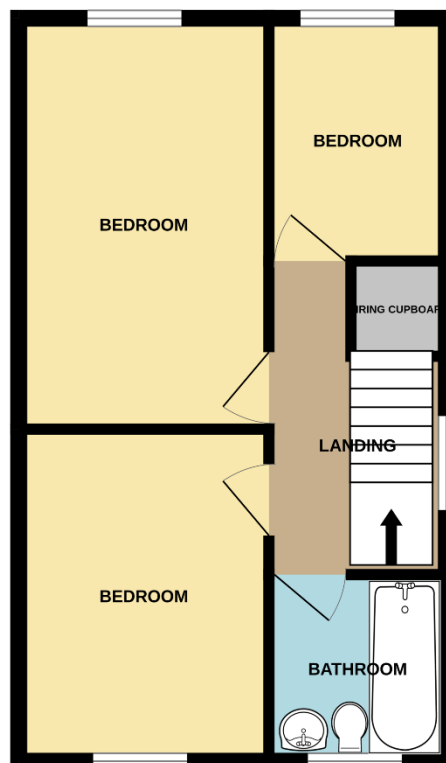
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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www.tpos.co.uk

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