



3 RAINES COURT, GIGGLESWICK

£200,000





3 RAINES COURT, GIGGLESWICK, BD24 0BY

Very well appointed two bedroom, second floor apartment situated within the popular Raines Court development which is in a convenient position near to the centre of Giggleswick village.

The apartment offers spacious, light and airy accommodation extending to approximately 850 square feet.

Accommodation with the principal rooms enjoying superb views.

Well maintained communal entrance to the apartment, wide central hallway with 2 bedrooms off and house bathroom to one side and large open plan Lounge/Kitchen to the other side with feature stove, two large windows to the lounge area and window to the kitchen area.

Gas fired central heating and decorated and presented to a high standard throughout.

No onward chain, ready for immediate occupation. Ideal for first time buyer, second home or investment purposes.

The property cannot be used as a commercial holiday let.

Well worthy of internal inspection to appreciate the size, light and quality of the accommodation.

The property has the benefit of allocated parking within the shared courtyard, shared bike store and private cellar storage space.

Giggleswick is a popular village located on the edge of The Yorkshire Dales National Park and is adjacent to the market town of Settle. The village has local amenities including three public houses, village church, primary and secondary schools including Giggleswick private school. Settle has a wider range of facilities including independent shops, recreational facilities etc.

ACCOMMODATION COMPRISES:

Ground Floor & First Floor

Communal entrance area with wide staircase and landing.

Second Floor

Entrance Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, En Suite Shower Room, Bathroom.

Lower Ground Floor

Cellar Storage Area.

Outside

Allocated Parking Space

ACCOMMODATION:

Second Floor:

Entrance Hall:

4'7" X 16'3" (1.39 x 4.95)

Solid entrance door, wide central hallway with access off to the principal rooms, loft access.



Lounge/Kitchen:

Large open plan room with kitchen area to one side and lounge area to the other.

Kitchen Area:

4'2" x 12'9" (1.27 x 3.88)

With extensive range of modern kitchen base units with complementary worksurfaces, wall units, built in electric oven, gas hob, fridge freezer, plumbing for washing machine and dishwasher, 1 ½ bowl sink with mixer taps, double glazed window with views.



Lounge Area:

17'10" x 13'4" (5.43 x 4.06)

2 double glazed windows with superb views, gas stove within feature surround, coved ceiling, radiator, wall lights.



Bedroom 1:

10'9" max x 18'6" max (3.27 x 5.63)

Double bedroom, double glazed window, radiator.

En Suite Shower Room:

4'5" x 5'10" (1.34 x 1.77)

Shower enclosure with shower off the system, pedestal wash hand basin, WC, radiator, tiled walls.



**Bedroom 2:**

12'8" x 6'9" (3.86 x 2.05)

Double bedroom, double glazed window, radiator.

Bathroom:

5'10" x 12'6" (1.77 x 3.81)

Large bathroom with 3 piece white bathroom suite comprising bath, low flush WC, pedestal wash hand basin, coved ceiling, tiled walls to dado, 2 double glazed windows, radiator, gas fired central heating boiler in cupboard.

**Lower Ground Floor:**

Useful cellar storage area.

Outside:

The property has one allocated parking space plus visitor spaces are available within the private courtyard, shared bike store.

Directions:

Enter Giggleswick Village from Settle, go past the college, turn left down Belle Hill then right at the bottom onto Church Street, go over the beck, turn left onto Raines Road, Raines Court is located on the right hand side.

Tenure:

Leasehold, 999 years from 2002, 976 years remaining.

Services Charges:

£100 per month to include buildings insurance, window cleaning and maintenance of the shared area, no ground rent.

As an owner of the apartment, you will be a shareholder on the management company Raines Court Ltd. The management company owns the freehold.

Services:

All Mains services are connected to the property.

Age:

2002

NB:

Holiday letting is not permitted.



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 the risk of flooding is very low.

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:

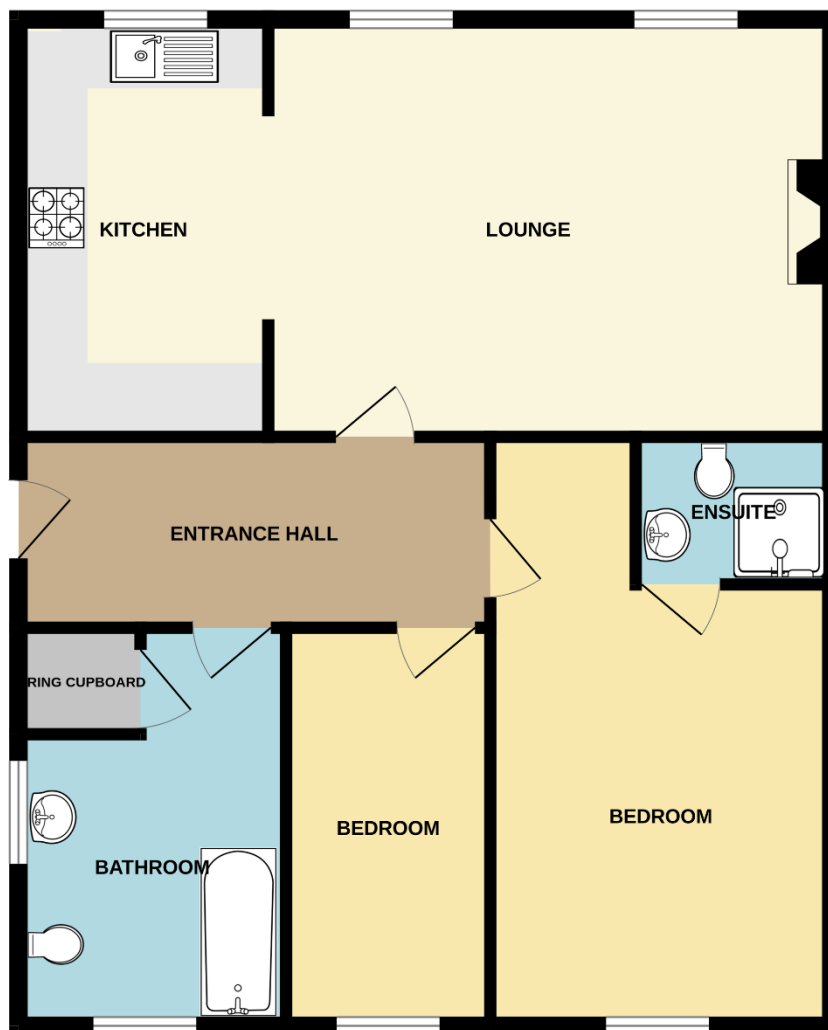
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



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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