



26 LORDS CLOSE, GIGGLESWICK
£435,000



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26 LORDS CLOSE, GIGGLESWICK, SETTLE, BD24 0EG

Well appointed Four bedroom, stone faced link detached house located in a superb cul de sac position within the popular Lords Close development near to the centre of Giggleswick Village.

Spacious, well planned accommodation laid over two floors with enclosed rear garden, off street parking and detached garage.

The property has upvc double glazed windows, gas fired central heating, modern kitchen and bathroom fittings.

Good family home in sought after location, ideal for families, couples or investment purposes.

Entrance hallway with WC off, breakfast kitchen and lounge to the ground floor.

Three double bedrooms, one ensuite, single bedroom and house bathroom to the first floor.

Well worthy of internal and external inspection to fully appreciate the size, position and internal layout.

Giggleswick is an active village on the edge of the market town of Settle on the fringe of The Yorkshire Dales National Park.

The house is situated within access of good primary and secondary schools and a private school.

Two railway stations are within one mile giving access to Skipton, Leeds, Carlisle and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, WC, Lounge, Living / Kitchen.

First Floor

Landing, Master Bedroom with En Suite, plus 3 Further Bedrooms, House Bathroom.

Outside

Foregarden, Driveway, Carport, Garage, Rear South Facing Garden.



ACCOMMODATION

GROUND FLOOR:

Entrance hall:

Half glazed external door, laminate flooring, staircase to first floor, coved ceiling and radiator.



WC:

WC, wash hand basin and upvc double glazed window and radiator.



Lounge:

16'0" x 10'0" (4.87 x 3.04)

Good sized lounge with upvc double glazed window to the front, flame effect fire within wood fire surround, coved ceiling and radiator.





Living/Kitchen:

17'0" x 11'0" (5.18 x 3.35)

Good sized room with extensive range of modern kitchen base and wall units with complementary work surfaces, stainless sink with mixer taps, electric hob, electric oven and grill, extractor hood, built in dishwasher, fridge freezer and microwave, gas fired combination boiler, glazed side external door, under stairs store cupboard, upvc double glazed window.



Dining Area:

Upvc double glazed French doors out to the rear garden, space for table.

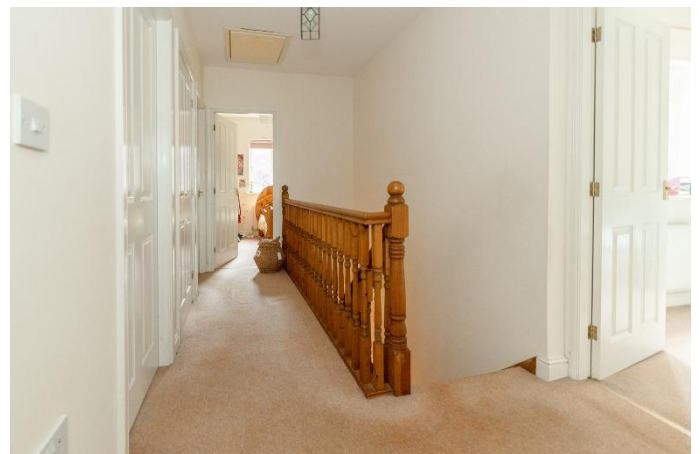


FIRST FLOOR:

Landing:

12'11" x 6'05" (3.93 x 1.82)

Access to 4 bedrooms and house bathroom, cupboard, loft access.





Master Bedroom: Rear

12'0" x 10'0" (3.65 x 3.04)

Double bedroom with upvc double glazed window, and radiator.



En Suite:

Shower cubicle with electric shower, WC, pedestal wash hand basin, upvc double glazed window.



Bedroom 2: Front

11'0" x 10'0" (3.35 x 3.04)

Double bedroom with upvc double glazed window, built in wardrobes and radiator.





Bedroom 3:

11'10" x 9'0" (3.60 x 2.74)

Double bedroom over the archway with upvc double glazed window, and radiator.



Bedroom 4: Front

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

Upvc double glazed window and radiator.



House Bathroom:

3 piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, vertical radiator, upvc double glazed window.



**Outside:**

Pleasant fore garden, driveway, carport, access to garage with automatic up and over door, side door, power and light. Enclosed manageable south facing rear garden with small decking area.

**Directions:**

Leave the Settle office down Chapel Street, turn left on to Duke Street and immediately right onto Station Road, proceed approximately 1 ½ miles down Station Road to Four Lane Ends mini roundabout, turn right onto Raines Road then right onto Bankwell Road, then right onto Lords Close, proceed onto the estate and in the second cul de sac, number 26 is located on the right hand side.

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 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:

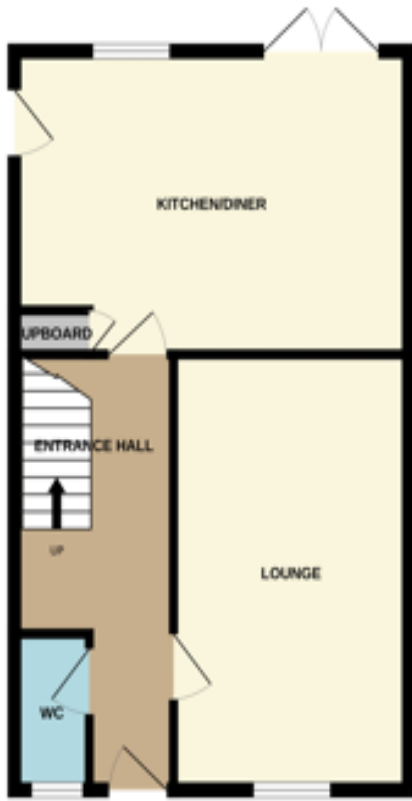
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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