



SANDHOLME, STATION ROAD, GIGGLESWICK
£279,300



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SANDHOLME, STATION ROAD, GIGGLESWICK, BD24 0AB

Substantial 3 bedroom semi-detached house located in a superb position on the edge of Giggleswick Village offering accommodation laid over 2 floors.

Standing within generous gardens to both the front and rear with shared driveway. Potential to create more parking to the front subject to the necessary planning permissions.

In need of some modernisation to bring it up to modern day standards but offers huge potential.

Double glazed windows and gas fired central heating are installed.

Ideal family home, second home or investment potential.

Potential to extend to the rear subject to the necessary planning approvals.

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

Situated approximately 1 mile from the centre of Settle and the town's amenities.

Settle and Giggleswick offer a range of facilities such as primary, secondary and private schools, independent shops, public houses and cafes.

Transport links to Leeds, Lancaster, Skipton and Carlisle via 2 railway stations.

All set amid outstanding countryside on the fringe of The Yorkshire Dales National Park.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen/Dining Room, Rear Porch, Utility Room, WC

First Floor

Landing, 3 Bedrooms, Bathroom

Outside

Fore-garden, Shared Driveway, Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Part glazed external entrance door, timber double glazed window, staircase to first floor, radiator.



Lounge:

13'3" x 12'4" (4.04 x 3.76)

Double glazed timber bay window, gas fire within tiled fireplace, coved ceiling, radiator.



Kitchen/Dining Room:

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



Kitchen Area:

7'2" x 14'6" (2.18 x 4.42)

With double glazed timber window, kitchen base and wall cupboards, gas hob, gas oven, plumbing for washing machine, stainless steel sink with mixer tap, understairs store cupboard.





Dining Room Area:

11'9" x 12'8" (3.58 x 3.86)

Double glazed door and side panel leading to rear porch, gas fire in marble fire surround, coved ceiling, alcove cupboards and shelves, radiator.



Rear Porch:

9'10" x 4'6" (3.00 x 1.37)

Double glazed windows, part glazed external entrance door to rear garden, access to utility room and WC.



Utility Room:

6'6" x 7'0" (1.98 x 2.13)

Useful storage area with WC off.

WC:

5'0" x 2'2" (1.52 x 0.66)

With WC.





FIRST FLOOR:

Landing:

With access to 3 bedrooms, round window, loft access to partially boarded loft.



Bedroom 1: to the front

11'8" x 11'2" (3.56 x 3.40)

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



Bedroom 2: to the rear

12'2" x 11'4" (3.71 x 3.46)

Double bedroom, double glazed timber window, radiator, built in wardrobes.





Bedroom 3: to the front

7'3" x 6'8" (2.21 x 2.03)

Single bedroom, upvc double glazed window and radiator.



Bathroom:

6'8" x 6'4" (2.03 x 1.93)

With 4 piece white bathroom suite comprising corner shower cubicle with electric shower over, WC, bidet, pedestal wash hand basin, double glazed timber window, heated towel rail, gas fired central heating boiler.



OUTSIDE:

Front:

Lawn area, patio, borders with shrubs and flowers.



**Side:**

Shared driveway.

Rear:

Rear garden laid to lawn with walled, fenced and hedge boundaries, patio area and pond.

**Directions:**

Leave the Settle office down Cheapside, turn left onto Duke Street, then right onto Station Road, proceed under the railway bridge and over the river bridge, Sandholme 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 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		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Sandholme Station Road Giggleswick SETTLE BD24 0AB		Energy rating D
Valid until 21 August 2036	Certificate number 2007-3065-7208-8526-7200	

Property type Semi-detached house

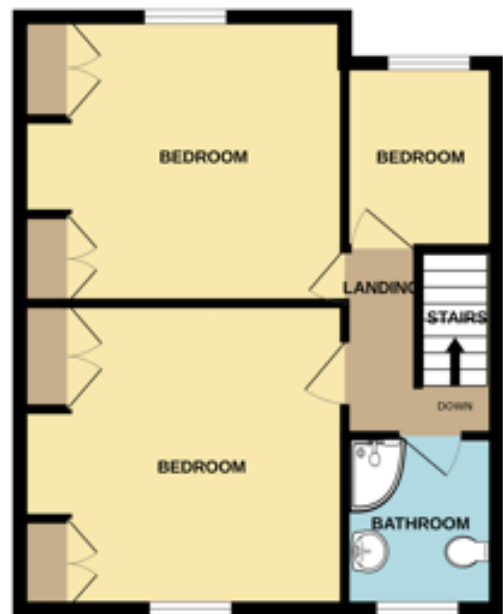
Total floor area 91 square metres



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.2 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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