



4 BANKWELL CLOSE, GIGGLESWICK
£395,000



▲ ESTATE AGENTS ▲ VALUERS ▲ www.neilwrightestateagents.co.uk ▲



4 BANKWELL CLOSE, GIGGLESWICK, SETTLE, BD24 0BX

A fantastic and spacious four bedroomed house, located in a superb position within a well-established development on the edge of the highly sought after village of Giggleswick.

Constructed by a reputable local builder with a strong eye for detail and quality.

The ground floor features a welcoming covered entrance leading into a central hallway, large through lounge, good sized kitchen and a useful utility extension, along with a WC.

The first floor, a galleried landing provides access to four bedrooms, including one being a principal bedroom with ensuite facilities.

Externally, the property benefits from an integral garage, parking to the front for several vehicles and mature gardens.

While the property is in need of some updating, particularly to the kitchen and bathroom, it has double glazed windows and gas fired central heating installed.

Ideal family home offering space and potential and is ideally located for access to schools and local amenities.

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

Giggleswick is a popular village on the edge of the Yorkshire Dales National Park and the Market Town of Settle. The village offers local amenities such as 3 public houses, church, village hall, primary school and Giggleswick private school plus a railway station. A wider range of facilities are available in Settle approximately 1 mile away.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Hallway, WC, Lounge, Kitchen, Utility Room

First Floor

Landing, Bedroom 1 with ensuite Bathroom, 3 Further Bedrooms, House Bathroom

Outside

Forecourt Parking, Rear Garden

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

Slated covered entrance porch/canopy, upvc part glazed external entrance door.

Hallway:

6'0" x 17'2" (1.82 x 5.23)

Staircase to the first floor, understairs store cupboard, radiator, double glazed window.





WC:

3'0" x 7'3" (914 x 2.21)

WC, wash hand basin, double glazed window.

Lounge:

12'0" x 24'0" (3.65 x 7.31)

Good sized through room, double glazed window to the front, rear glazed door/double glazed side panels, stone fireplace with flame effect gas fire on a flagged hearth, two radiators, wall lights.



Kitchen:

11'0" x 12'0" (3.35 x 3.65)

A range of kitchen base units with complementary work surfaces, wall units, double Stoves oven, gas hob, extraction hood, 1 ½ bowl stainless steel sink with mixer taps, double glazed window, radiator, Kardean flooring, space for table.



Utility Room:

5'6" x 10'10" (1.67 x 3.30)

Side extension with glazed rear entrance door, base units, worksurfaces, wall units, access to the garage, Kardean flooring, open ceiling, double glazed gable window.



FIRST FLOOR:

Landing:

15'9" x 6'0" (4.80 x 1.82)

Galleried landing, access to four bedrooms and house bathroom, double glazed window, radiator, loft access.



Bedroom 1: to the rear

12'0" x 11'8" (3.65 x 3.55)

Double bedroom, double glazed window, fitted wardrobes, radiator.



Ensuite Shower Room:

2'10" x 8'0" (864 x 2.43)

Shower tray with electric shower over, WC, pedestal wash hand basin, radiator, double glazed window, tiled walls to dado, Kardean flooring.



Bedroom 2: to the front

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

Double bedroom, double glazed window, radiator.



Bedroom 3: to the rear

12'4" x 8'1" (3.75 x 2.46)

Double bedroom, with double glazed window, and radiator.



Bedroom 4: to the front

9'0" x 9'0" (2.74 x 2.74)

Double glazed window, radiator.

House Bathroom:

8'9" x 6'4" (2.66 x 1.93)

3-piece coloured bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, heated towel rail, double glazed window, Kardean flooring, cylinder cupboard with factory insulated cylinder/immersion heater.



Garage:

9'0" x 18'10" (2.74 x 5.74)

Integral garage with up and over automatic door, Worcester gas boiler, double glazed window, plumbing for washing machine, wash hand basin, power and light.

OUTSIDE:

Front:

Forecourt/garden with parking for several vehicles, mature shrubs/trees.

Rear:

Rear garden areas with side access





Directions:

Leave the Settle office down Cheapside and turn left onto Duke Street. Take the next Right onto Station Road and proceed along to Giggleswick over the river bridge. Turn Right off the Roundabout onto Raines Road and Take the next Right over the small bridge, then immediately Right again onto Bankwell Close. A 'For Sale' sign will be erected.

Tenure:

Freehold with vacant possession on completion

Services:

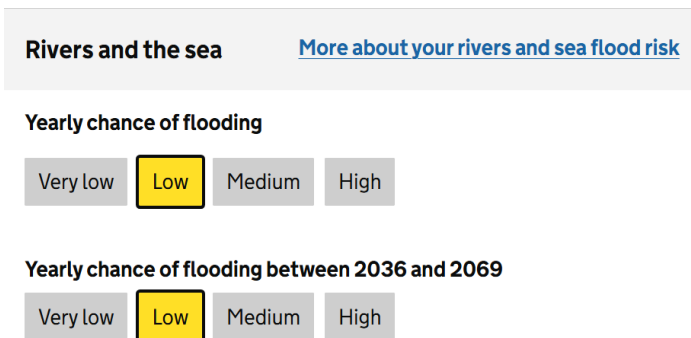
All Mains services are connected to the property.

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 it is at low risk.



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 'E'



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightstateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightstateagents.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly, a) their accuracy is not guaranteed and neither Neil Wright Associates Ltd nor the vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.