



6 MEADOW RISE, GIGGLESWICK
£575,000





6 MEADOW RISE, GIGGLESWICK, BD24 0EF

Substantial 4 bedroomed detached stone-faced residence, located in an elevated position on a small cul de sac development just within the Yorkshire Dales National Park, on the edge of Giggleswick Village.

The house stands within a good sized landscaped plot, with ample parking and double garage and enjoys superb views to the front over the Settle hills.

Internally the house offers well planned and spacious family sized accommodation, with entrance porch, wide central hallway, two reception rooms, breakfast kitchen, cloakroom, and conservatory to the ground floor.

Landing, 4 bedrooms, one ensuite, house bathroom to the first floor.

Upvc double glazed windows and gas fired central heating are installed.

Fantastic house in stunning position, which needs to be viewed to be fully appreciated.

Giggleswick is a popular village with local amenities, Settle is close by approximately 1 mile, where more facilities are available. The town has a wide range of independent shops and cafes etc, plus recreational and educational facilities.

The house is within a 1/2 of a mile from the local primary school, secondary school and independent Giggleswick school.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Porch, Inner Hallway, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory.

First Floor

Landing, Bedroom 1, Ensuite Shower Room, 3 Further Bedrooms, House Bathroom

Outside

Fore Garden, Driveway Parking, Detached Double Garage, Well Maintained, Landscaped Rear Gardens.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

4'5" x 8'11" (1.35 x 2.72)

Part glazed entrance door, 2 double glazed windows, inner door with side panels, radiator.

Inner Hallway:

6'1" x 10'5" (1.85 x 3.18) plus 10'9" x 9'1" (3.28 x 2.77)

Wide hallway with feature return staircase to the first floor, glazed double doors to the lounge, access to the kitchen and dining room, under stairs store cupboard housing gas fired central heating boiler.





Cloakroom:

7'2" x 2'6" (2.18 x 0.76)

Off the hallway with low flush WC, wash hand basin, upvc double glazed window, radiator.

Lounge:

21'6" x 12'0" (6.56 x 3.66)

Through room with upvc double glazed windows to the front and double glazed upvc double doors to the rear, multifuel stove within recessed fireplace, marble fire surround on hearth, coved ceiling, 2 radiators, wall lights.



Dining Room:

15'0" x 9'9" (4.57 x 2.97)

Upvc double glazed window with views, radiator, boarded flooring, coved ceiling.



Kitchen:

11'1" x 12'0" (3.37 x 3.66)

Range of modern kitchen base units with complementary work surfaces, wall units, 1 ½ bowl sink with mixer taps, built in electric double oven, electric hob, extraction hood, Karndean flooring, 2 upvc double glazed windows, glazed door to the conservatory.





Conservatory:

12'1" x 7'10" (3.68 x 2.38)

Upvc double glazed windows off plinth, upvc double glazed doors with access to the rear garden, upvc double glazed side door, electric heater, glazed door to the kitchen.



FIRST FLOOR:

Landing:

7'0" x 6'0" (2.13 x 1.83)

Spacious landing area, tall upvc double glazed window off the half landing, access to 4 bedrooms and bathroom, loft access with ladder to boarded loft, radiator.



Bedroom 1:

12'0" x 14'9" (3.66 x 4.50)

Good sized double bedroom, upvc double glazed windows with views, range of built in wardrobes, radiator.



Ensuite Shower Room:

6'8" x 6'0" (2.03 x 1.83)

Shower enclosure with shower over off the system, vanity wash hand basin, low flush WC, upvc double glazed window, tiled walls, tiled floor, heated towel rail.





Bedroom 2: to the front

13'0" x 10'6" (3.96 x 3.20)

Double bedroom, upvc double glazed window, radiator.



Bedroom 3:

10'7" x 9'6" (3.23 x 2.90)

Double bedroom, upvc double glazed window, radiator.



Bedroom 4:

8'2" x 10'5" (2.49 x 3.18)

Single bedroom, upvc double glazed window with views, radiator.



House Bathroom:

6'0" x 7'7" (1.83 x 2.31)

3-piece white bathroom suite comprising P bath with shower over off the system, low flush WC, vanity wash hand basin, tiled walls, tiled floor, radiator, upvc double glazed window.





OUTSIDE:

Front:

Walled garden, paved path, side gate, mature shrubs.

Side:

Driveway.

Garage:

18'0" x 18'6" (5.49 x 5.64)

Detached Double garage with automatic door, side entrance door, power, light, plumbing for washing machine, stainless steel sink, shelving, water heater.



Rear:

Landscaped gardens with steps and railings, lawn, mature shrubs, raised beds, shed, paved patio adjacent to the rear of the house.



Directions:

Enter Giggleswick village from Settle over the river bridge, take the second right hand turn onto Stackhouse Lane, proceed approximately 800 yards, turn left onto Meadow Rise, go to the end of the estate and number 6 is on the left hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion

Services:

All mains' services are connected to the property.

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

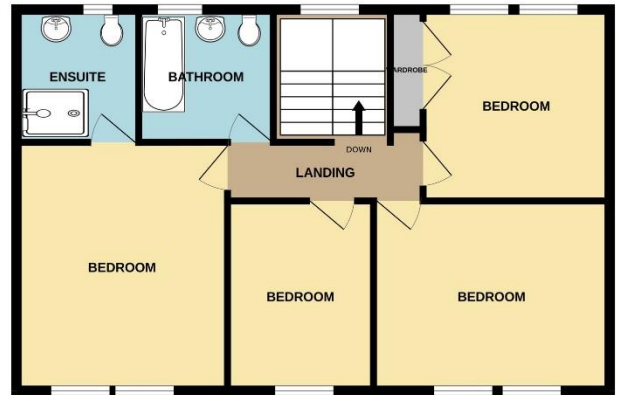
Council Tax Band 'F'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

1ST 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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