



9 SANDHOLME CLOSE, GIGGLESWICK
£330,000





9 SANDHOLME CLOSE, GIGGLESWICK, SETTLE, BD24 0AF

Detached, 2-bedroom true bungalow, located in a superb position on the Sandholme Estate, which is situated on the edge of Giggleswick Village, approximately 1 mile from the centre of Settle.

Spacious, light, and airy property offering manageable accommodation, standing within generous, well-tended gardens with carport, driveway, and garage.

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

Some upgrading as regards the kitchen may be required by the buyer, but a good opportunity to put your own stamp on it.

Available for immediate occupation with no onward chain.

Ideal property for retired buyer, second home, or investment purposes.

Popular residential location on a cul de sac with little passing traffic.

Well worthy of internal and external inspection to full appreciate the size, position, layout, as well as the gardens.

Positioned well within Giggleswick, with access to amenities in Settle.

Settle is a busy market town with all facilities, such as, independent shops, pubs, and cafes, and recreational activities. All set amid stunning countryside on the edge of the Yorkshire Dales National Park.

The town has rail links via two stations, to Leeds, Skipton, Lancaster, and Carlisle.

ACCOMMODATION COMPRISES:

Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Shower Room.

Outside

Carport, Single Garage, Driveway, Well Presented Gardens.

ACCOMMODATION:

Entrance Hall:

11'10" x 4'10" (3.60 x 1.47)

plus 3'1" x 4'6" (0.94 x 1.37)

L shaped hallway with access to the principal rooms, radiator, loft access with ladder to part boarded loft, ramped access to part glazed external entrance door.





Lounge/Dining Room:

21'2" x 10'0" (6.45 x 3.04) plus 10'0" x 4'8" (3.04 x 1.42)

Light and airy, spacious room, flame effect gas fire, upvc double glazed window, upvc double glazed patio doors with access to the side garden, radiator, coved ceiling.



Kitchen:

11'0" x 9'6" (3.53 x 2.89)

Range of base units with complementary worksurfaces, wall units, breakfast bar, stainless steel sink with mixer taps, pantry cupboard, upvc double glazed window, boarded ceiling, cooker point, extraction hood and radiator.



Bedroom 1: to the front

11'2" x 11'7" (3.40 x 3.53)

Double bedroom, upvc double glazed window, radiator.





Bedroom 2: to the rear

13'6" x 9'6" (4.11 x 2.89)

Double bedroom, upvc double glazed window, cupboard housing modern gas fired central heating boiler, radiator, vanity wash hand basin.



Shower Room:

7'10" x 6'6" (2.38 x 1.98)

Shower enclosure with shower off the system, WC, vanity wash hand basin, radiator, upvc double glazed window.



OUTSIDE:

Very well-presented gardens to 3 sides comprising:

Front:

Driveway parking, gardens with mature shrubs.



Carport:

10'2" x 17'3" (3.09 x 5.25)

With rear Door

Garage:

17'7" x 9'0" (5.36 x 2.73)

Up and over door, power, and light, upvc double glazed window, side door.



**Side:**

Large garden, lawn, shrubs, flower beds, patio area, outside light, power point.

**Rear:**

Garden path, borders, plinth for shed, outside tap, fenced boundary.

Directions:

Leave the Settle office down Cheapside, go left onto Duke Street, then right onto Station Road. Proceed over the river bridge into Giggleswick. Take first right onto Sandholme, No. 9 is on the lefthand side, a for sale sign 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.

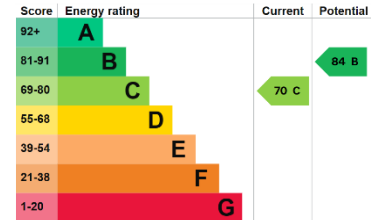


N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being 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.

N.B. We are currently waiting for Probate to be granted prior to completion.

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

9 Sandholme Close Giggleswick SETTLE BD24 0AF		Energy rating C
Valid until 18 September 2033	Certificate number 8537-5321-8300-0411-0296	



Council Tax Band 'D'

GROUND FLOOR
 1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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.
 Made with Metrepx 02024.



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.