



HOLME DENE, STATION ROAD, GIGGLESWICK
£375,000



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HOLME DENE, STATION ROAD, GIGGLESWICK, BD24 0AB

Two bedroom detached bungalow located in a convenient position on the edge of Giggleswick Village offering spacious extended accommodation and standing within generous gardens.

Accommodation provides central hallway with covered entrance, large open plan lounge/dining room with double glazed bay window, extended rear kitchen, 2 double bedrooms, shower room and utility room.

Outside, large lawned front garden, front/side driveway, double detached garage.

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

Ideal property for retired buyer, downsizer, investor or family.

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

Located approximately one mile from Settle market square and the town's amenities.

Giggleswick and Settle are popular areas set amid stunning accessible countryside on the edge of The Yorkshire Dales National Park.

ACCOMMODATION COMPRISES:

Ground Floor

Central Hallway, Lounge/Dining Room, Kitchen, Utility Room, 2 Bedrooms, Shower Room

Outside

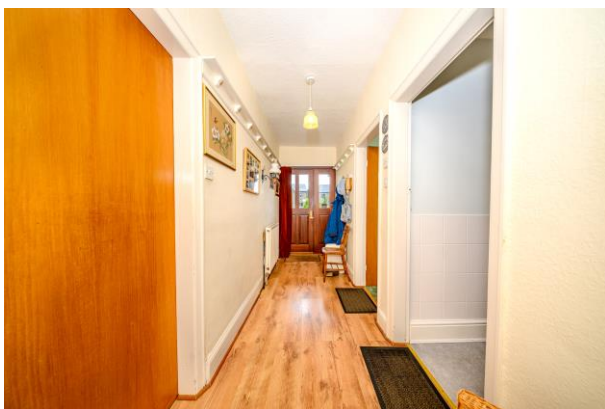
Good Sized Gardens, Driveway Parking for Several Vehicles, Garage.

ACCOMMODATION:

Central Hallway:

4'5" x 15'0"

Glazed external entrance door with side panel, radiator, plate rack, laminate flooring.





Lounge/Dining Room:

11'4" x 25'2" (3.45 x 7.67)

Formerly 2 rooms, good sized through room, upvc double glazed windows to the front, pleasant outlook, stone fireplace housing gas fire, upvc double glazed side window, space for table, 2 radiators, coved ceiling.



Rear Lobby:

6'6" x 2'6" (1.98 x 0.76)

Glazed door to the kitchen, access to the utility room, loft access.

Kitchen:

8'0" x 13'6" (2.43 x 4.11)

Range of kitchen base units with complementary work surfaces, wall units, 1 ½ bowl sink with mixer taps, gas hob, electric oven, extractor hood, upvc double glazed window, gas fired central heating boiler, plumbing for washing machine, side external entrance door.





Utility Room:

6'0" x 6'8" (1.82 x 2.03)

Upvc double glazed window, radiator, laminate flooring.



Bedroom 1:

11'0" x 12'10" (3.35 x 3.91)

Double bedroom, upvc double glazed bay window, pleasant outlook, coved ceiling, radiator.



Bedroom 2:

11'3" x 11'10" (3.42 x 3.60)

Double bedroom, 2 upvc double glazed windows, radiator, built in wardrobe, picture rail.





Shower Room:

5'10" x 7'6" 1.77 x 2.28)

Shower enclosure with shower off the system, low flush WC, wash hand basin, upvc double glazed window, radiator, tiled walls to dado.



OUTSIDE:

Front:

Good sized garden laid to lawn with flower beds, side driveway.



Garage:

17'3" x 20'2" (5.28 x 6.14)

Double garage with 2 up and over doors, power and light.



**Rear:**

Summer house, decked area, walled boundaries.

**Directions:**

Leave the Settle office down Chapel Street, turn left onto Duke Street then right onto Station Road, proceed approximately 1 mile over the river bridge into Giggleswick. Holme Dene 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.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates.

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.



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

Council Tax Band 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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