



6 RAINES GARTH, GIGGLESWICK
£320,000





6 RAINES GARTH, GIGGLESWICK, SETTLE, BD24 0EQ

Two bedroomed stone-faced semi-detached house located on a quiet small development of similar properties near to the centre of Giggleswick Village.

The property offers good sized accommodation laid over 2 floors with the benefit of allocated parking.

Constructed by a reputable local builder, the property offers well maintained modern accommodation which is presented to a high standard with upvc double glazed windows, and gas fired central heating.

Quality kitchen with integral appliances, modern bathroom suite etc.

Giggleswick is a popular village located adjacent to the market town of Settle which offers all local amenities including rail links to major centres and sitting within stunning countryside.

Ideal property for first time buyer, retired couple or investor.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Cloakroom, Lounge, Kitchen/Dining.

First Floor

Landing, 2 Bedrooms 1 Ensuite, Bathroom.

Outside

Fore Garden, Side Garden, Rear Paved Access, Parking Space.

ACCOMMODATION:

GROUND FLOOR:

Covered entrance leading to entrance hall.

Entrance Hall:

3'05" x 4'11" (1.04 x 1.49)

With part glazed external entrance door, cloakroom off, under stairs store cupboard, staircase to the first floor, access to lounge and dining kitchen.

Cloakroom:

3'02" x 4'11" (0.96 x 1.49)

With WC, pedestal wash hand basin, radiator, upvc double glazed window.





Lounge:

13'10" x 10'0" (4.21 x 3.04)

Square lounge with upvc double glazed window to the front, upvc double glazed gable window, radiator, and wall mounted fire.



Dining/Kitchen:

17'07" x 8'06" (5.35 x 2.59)

With range of modern kitchen base units with complementary work surfaces, wall units, built in appliances including electric oven, gas hob, extractor hood, fridge freezer, dishwasher, two upvc double glazed windows, part glazed rear external entrance door, radiator, space for table.



FIRST FLOOR:

Landing:

10'7" x 6'11" (3.22 x 2.10)

With access to 2 bedrooms, and bathroom, loft access with loft ladder, bulkhead store cupboard.

Bedroom 1: to the rear.

11'06" x 10'3" (3.50 x 3.12)

Large Double bedroom with upvc double glazed window, radiator.





Ensuite Shower Room:

6'11" x 5'04" (2.10 x 1.62)

With shower enclosure with electric shower, pedestal wash hand basin, WC, vertical radiator, and upvc double glazed window.



Bedroom 2: to the front

11'06" x 10'03" (3.50 x 3.12)

Double bedroom with upvc double glazed window, and radiator.

Bathroom:

6'11" x 6'06" (2.10 x 1.98)

With 3-piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, vertical radiator, and upvc double glazed window.



OUTSIDE:

Front:

Fore garden with walled boundary. Parking space.

Side:

Side garden.

Rear:

Rear paved access



**Directions:**

Leave Settle office turn left Duke Street, take the next right turn on to Station Road, go under the railway bridge and go down to four lane ends roundabout, take the third turn onto Raines Road, go down Raines Road past the playing courts and then take the right turn onto Raines Garth, take the right turn and no 6 is on your 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.

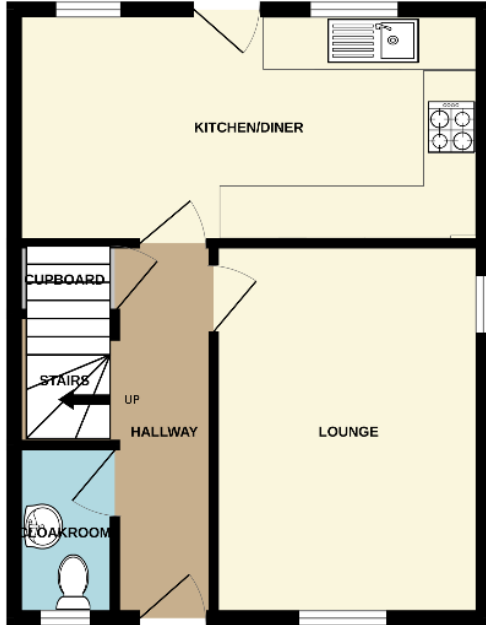
Local Authority:

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

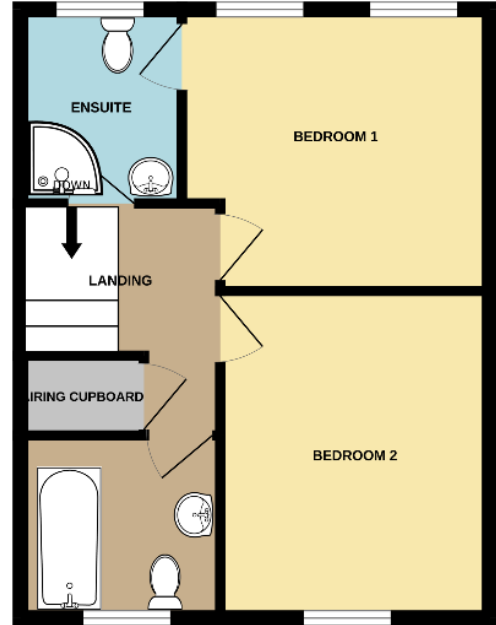
Council Tax Band 'B'



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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