



**2 RAINES ROAD, GIGGLESWICK**  
**£290,000**



**Neil Wright**  
**ASSOCIATES**



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## 2 RAINES ROAD, GIGGLESWICK, SETTLE, BD24 0AQ

A substantial 3 bedroom semi-detached house, ideally positioned on the edge of the picturesque village Giggleswick, offering family size accommodation laid over two floors.

Standing within generous gardens with private parking for several vehicles and a large, detached garage/workshop. The property benefits from having double glazed windows and gas fired central heating.

The ground floor features an entrance hall leading to the lounge with a large picture window, a modern rear kitchen fitted with units and appliances, a rear hallway and a WC.

First floor has landing with three bedrooms, two double bedrooms and a single bedroom, along with a well-appointed shower room.

This is an ideal house for a family or investment purposes. Well worthy of internal inspection to appreciate the size and layout. Available for immediate occupation with no onward chain.

Giggleswick is a popular historic village located on the edge of The Yorkshire Dales National Park and is adjacent to the market town of Settle which offers all local amenities including independent shops, cafes etc.

The village offers easy access to local schools and recreational facilities and is close to 2 railway stations offering links to Skipton, Leeds, Lancaster and Carlisle.

### ACCOMMODATION COMPRISSES:

#### **Ground Floor**

Entrance Hall, Lounge, Kitchen, Rear Hallway, WC.

#### **First Floor**

Landing, 3 Bedrooms, Shower Room.

#### **Outside**

Foregarden, Side Driveway, Rear Gardens, Garage/Workshop.

### ACCOMMODATION:

#### **GROUND FLOOR:**

##### **Entrance Hall:**

Part glazed external entrance door, staircase to the first floor, radiator.

##### **Lounge:**

13'6" x 16'7" (4.11 x 5.05)

Good sized room, timber upvc double glazed window, flame effect gas fire within wooden surround with marble effect inset and hearth, alcove cupboard, radiator.



### **Kitchen:**

13'1" x 9'9" (3.98 x 2.97)

Range of kitchen base units with complementary worksurfaces, wall units, sink with mixer tap, built in electric oven, electric hob, fridge freezer, space for table, double glazed window.



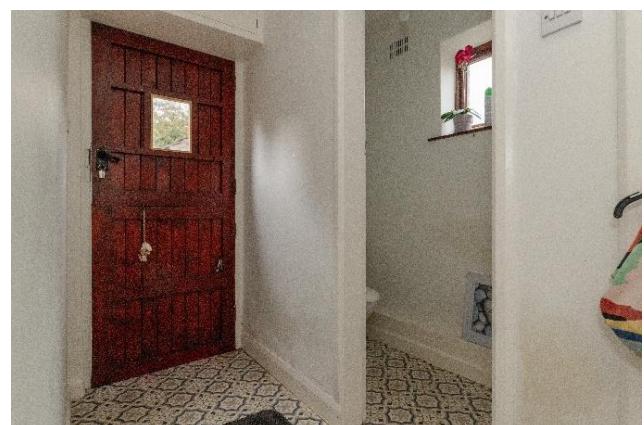
### **Rear Hallway:**

3'1" x 10'0" (0.94 x 3.04)

Part glazed rear external entrance door, understairs store cupboard with plumbing for washing machine, gas fired central heating boiler.

### **WC:**

With wash hand basin and WC.





## FIRST FLOOR:



### Landing:

6'6" x 6'9" (1.98 x 2.05)

Access to 3 bedrooms and shower room, double glazed gable window, built in cupboard.

### Bedroom 1: to the front

11'3" x 13'5" (3.42 x 4.08)

Double bedroom, double glazed window, radiator.



### Bedroom 2: to the rear

9'8" x 13'3" (2.94 x 4.03)

Double bedroom, double glazed window, radiator.



### Bedroom 3: to the front

4'9" x 8'7" (plus 5'4" x 4'6")

Single bedroom, double glazed window, radiator.



### **Shower Room:**

6'4" x 5'10" (1.93 x 1.77)

Shower enclosure with shower over off the system, pedestal wash hand basin, low flush WC, heated towel rail, tiled walls, loft access.



### **OUTSIDE:**

#### **Front:**

Foregarden.

#### **Side:**

Driveway parking with parking for several vehicles.

#### **Rear:**

Rear garden, paved areas, lawn.



### **Garage:**

12'5" x 22'9"

Brick built detached garage/workshop with power, light and side door.



**Directions:**

Leave the Settle office onto Duke Street, turn left and then right onto Station Road, proceed over the river into Giggleswick, at the roundabout go right onto Raines Road, number 2 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.

**Age:**

1950s

**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 the chance of flooding is very low.

**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 'C'

2 Raines Road  
Giggleswick  
SETTLE  
BD24 0AQ

Energy rating

**D**

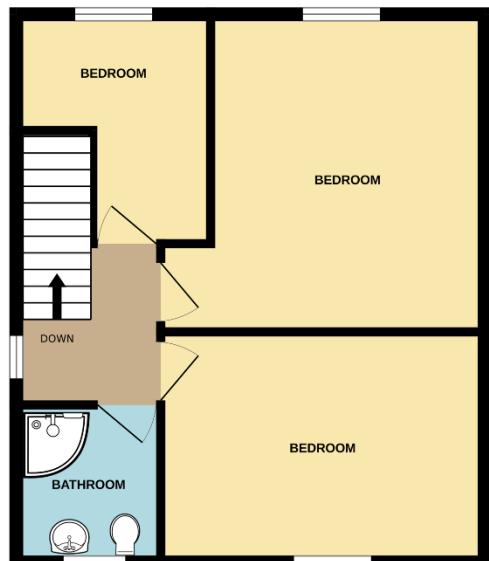
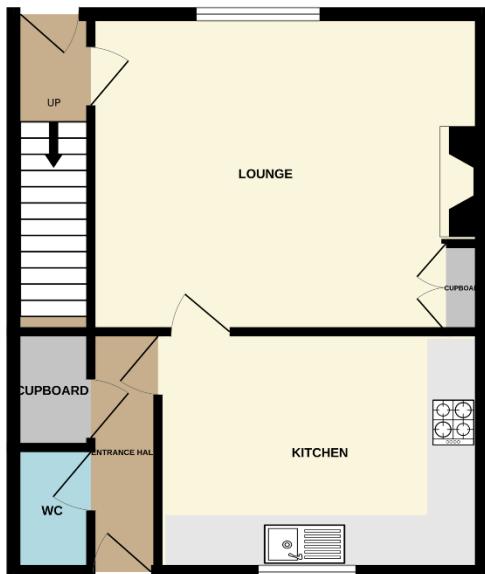
Valid until  
**14 January 2036**

Certificate number  
**0310-2974-3590-2096-7875**

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	88 square metres

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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 The Property  
Ombudsman

[www.tpos.co.uk](http://www.tpos.co.uk)

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