



GRAVE PROSPECT, CHURCH STREET, GIGGLESWICK
£190,000



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GRAVE PROSPECT, 28 CHURCH STREET, GIGGLESWICK, SETTLE, BD24 0BE

Very well appointed two bedroomed stone built cottage, located in a superb position in the centre of Giggleswick Village, offering accommodation laid over three floors.

Converted from former stable to a high specification and presented to a high standard by the current owners.

Upvc double glazed windows, gas fired central heating, modern kitchen with integral appliances, plus modern bathroom.

Currently utilised as a holiday cottage but would suit first time buyer or retired buyer or investor.

Ready for immediate occupation with no onward chain. Well worthy of internal inspection to fully appreciate the size, character, position and condition.

Giggleswick is a popular village located on the edge of the Yorkshire Dales National Park and adjoining the Market Town of Settle, set amid stunning countryside.

The cottage is situated in the centre of the village overlooking the Parish Church. The village has local amenities such as Public Houses, Primary/Private School, Railway Station. A wider range of facilities are available in Settle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Living Kitchen

First Floor

Landing, Master Bedroom, Bathroom

Second Floor

Bedroom, WC

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Upvc glazed external entrance door, staircase up to the first floor.

Living Kitchen:

19'0 x 13'4" (5.79 x 4.06)

Large through room with range of modern kitchen base units with complementary work surfaces, sink with mixer taps, electric hob, Bosch electric oven, integrated fridge, integrated dishwasher. 2 upvc double glazed windows, gas fired central heating boiler, 2 radiators.





FIRST FLOOR:

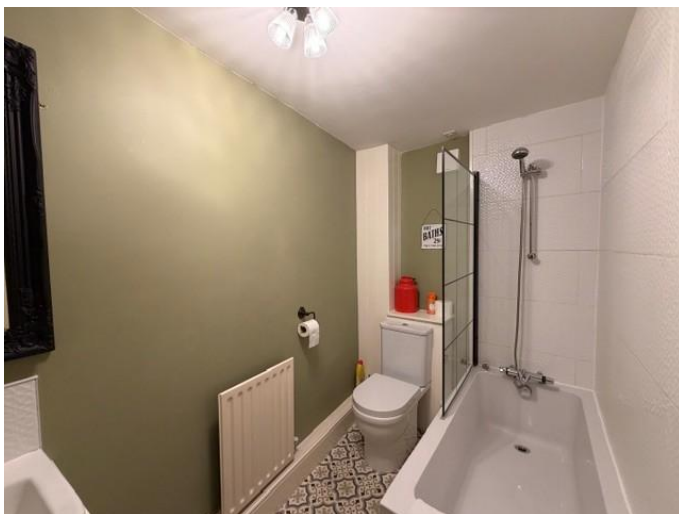
Landing:

Access to bedroom and bathroom, doored staircase to the 2nd floor, broom cupboard, radiator.

Bedroom 1:

9'11" x 9'6" (3.02 x 2.9)

Double bedroom, upvc double glazed window, built in wardrobe, radiator.



Bathroom:

3 piece bathroom suite comprising, bath with shower over off the system, pedestal wash hand basin, WC, radiator.



SECOND FLOOR:

Bedroom 2:

13'0" x 19'1" (3.96 x 5.82)

Large double bedroom, Velux roof light, roof truss, reduced eaves, radiator.

WC:

7'2" x 4'0" (2.18 x 1.22)

WC and wash hand basin.



Directions:

Enter Giggleswick village from Settle over the river bridge, take left turn down Belle Hill, go right at the bottom to the centre of the village. Stable Cottage is located 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 'C'

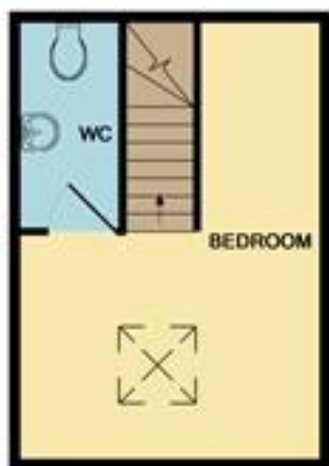
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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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

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