



7 BANKWELL ROAD, GIGGLESWICK
£230,000



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7 BANKWELL ROAD, GIGGLESWICK, BD24 0AN

Three-bedroom mid terrace house located in a superb and convenient position near to the centre of Giggleswick Village offering accommodation laid over two floors.

Upvc double glazed windows, gas fired central heating, pleasant fore-garden and enclosed rear yard.

Ideal property for first time buyer, small family, second home, holiday cottage or investment property.

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

Giggleswick is a very popular village located on the edge of The Yorkshire Dales National Park and adjoining the popular market town of Settle.

The village has 3 public houses, primary school, church, railway station and transport links to Skipton, Leeds, Lancaster and Carlisle. A wider range of facilities are available in Settle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall, Lounge, Kitchen

First Floor

Landing, 3 Bedrooms (1 En Suite), Bathroom

Outside

Foregarden, Enclosed Rear Yard, Parking.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

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

Lounge:

13'1" x 13'7" (3.98 x 4.14)

Good sized room, flame effect electric fire within wood fire surround, upvc double glazed window, radiator, coved ceiling.





Kitchen:

8'4" x 17'0" (2.54 x 5.18)

Range of wooden kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl sink with mixer tap, built in electric oven, gas hob, extraction hood, gas fired central heating boiler (new last year), under stairs store cupboard, space for table, part glazed upvc external entrance door, 2 upvc double glazed windows.



FIRST FLOOR:

Landing:

2'10" x 8'4" (0.86 x 2.54) plus 4'5" x 3'0" (1.34 x 0.91)

Access to 3 bedrooms and bathroom, loft access with ladder, light tube.

Bedroom 1:

11'6" x 9'9" (3.50 x 2.97)

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





En Suite Shower Room:

5'2" x 5'4" (1.57 x 1.62)

Shower enclosure with shower off the system, pedestal wash hand basin with mirror above, WC, tiled walls.



Bedroom 2:

7'0" x 8'3" (2.13 x 2.51)

Upvc double glazed window, radiator.



Bedroom 3:

8'7" x 5'5" (2.61 x 1.65)

plus 5'0" x 2'6" (1.52 x 0.76)

Single bedroom, upvc double glazed window, radiator.



Bathroom:

8'0" x 4'5" (2.43 x 1.34)

Modern 3 piece white bathroom suite comprising bath with shower over off the system, pedestal wash hand basin with mirror above, WC, heated towel rail, 2 tiled walls, light tube.





OUTSIDE:

Front:

Paved fore-garden.



Rear:

Enclosed paved rear yard.



Directions:

Leave the Settle office down Cheapside, turn left onto Duke Street then next right onto Station Road, proceed for approximately 1 mile, at the roundabout turn right onto Raines Road then next right over the bridge onto Bankwell Road, Number 7 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.

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](https://www.gov.uk/government/collections/check-for-flooding-in-england) shows that the chance of flooding is 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:

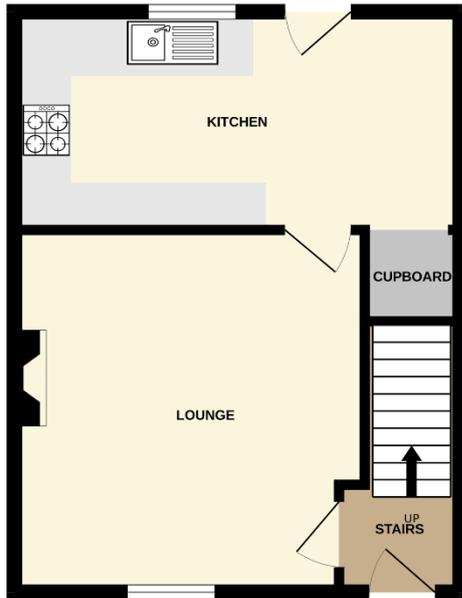
North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band 'B'

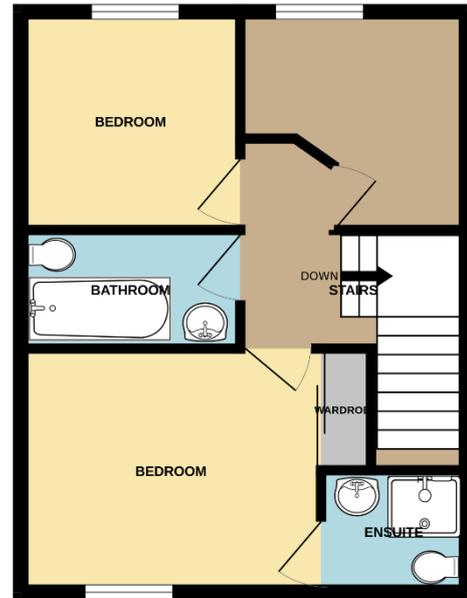
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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