

PW114

Winestones
Raines Road/Brackenber Lane
Four Lane Ends
Giggleswick
Nr Settle, North Yorkshire
BD24 0AG



Price: £375,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office

A spacious 3 bedroomed detached true bungalow (*having loft conversion potential and substantial extension potential if so desired - subject to appropriate Planning Consent being obtained*) pleasantly situated on the southern outskirts of this popular Dales market town incorporating UPVC sealed unit double glazing, gas central heating, a good sized modern fitted dining kitchen, detached double garage and private driveway.

Occupying a substantial corner plot providing generous garden, yard areas and enjoying pleasant views to the front and rear.

(N.B. The Agents are led to understand this property is located within Craven District Councils' current local development plan boundary and outside the Craven District Councils' local plan conservation area!).

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VAT Reg. No. 636 2413 54

Accommodation Comprising:

Front Vestibule:

4'3 x 3'9
(1.30m x 1.14m)

Coloured leaded glass panel inner door.

Hallway:

24'7 x 4'1 max
(7.49m x 1.24m max)

Centre light, radiator, telephone point, loft ladder access to large partly boarded loft area (*over 20' x 15' (6.10m x 4.57m) good useable space!*) ideally lending itself for loft conversion potential.

Dining Kitchen:

23'3 x 12'6 overall
(7.09m x 3.81m overall)

Dining Area:

12'6 x 11'9 approx
(3.81m x 3.58m approx)

Centre light, radiator.

Kitchen Area:

12' x 11'6 approx
(3.66m x 3.51m approx)

Modern fitted cupboards and units in light oak incorporating inset stainless steel 1½ bowl single drainer sink unit with mixer tap, gas cooker recess with overhead extractor hood, integrated fridge and freezer, breakfast bar and work surfaces with tiled splash backs, fluorescent light, built in pantry/storage cupboard.



Lounge:

12'5 x 11'11 plus window bay
(3.78m x 3.63m plus window bay)

Double glazed bay window, marble style fire housing living flame gas fire, cornice, centre light, radiator, TV point.



Utility Room:

13'3 x 7'2
(4.04m x 2.18m)

Free standing base unit and fitted work top, plumbed auto washer and tumble dryer recesses, wall light, radiator, tiled floor, full UPVC sealed unit double glazed outer elevations and outside door.



Annex Shower Room:

6'11 x 5'3
(2.11m x 1.60m)

Shower cubicle, wc and wash basin, centre light, radiator, fully tiled walls and floor, auto vent.

Front Bedroom 1:

12'2 x 11'11 plus window bay
(3.71m x 3.63m plus window bay)

Double glazed bay window, centre light, radiator.



Side Bedroom 2:
11'11 x 11'11
(3.63m x 3.63m)

Centre light, radiator.



Side Bedroom 3:
10'9 x 8'9 min
(3.28m x 2.67m min)

Built in cupboard housing gas fired central heating boiler, centre light, radiator.



Bathroom:
8'2 x 6'6
(2.49m x 1.98m)

3 piece bath suite incorporating glass screened over bath shower, tiled dado and splash backs, electric shaver light, centre light, radiator.



Outside:

Front: (Northerly Elevation) Private driveway with twin wrought iron gated entrance. Concreted vehicle turning area, lawned garden area with rockery/flowerbed borders.

Westerly Side: Continued concreted driveway/parking.

Easterly Side: Generous lawned garden, easy care gravelled area; concreted yard/drying area.

Rear: (Southerly Elevation) **Detached garage 18' x 14' approx** external measurement (5.49m x 4.27m approx) with twin swing out timber doors; concreted yard area.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.



Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession on completion.

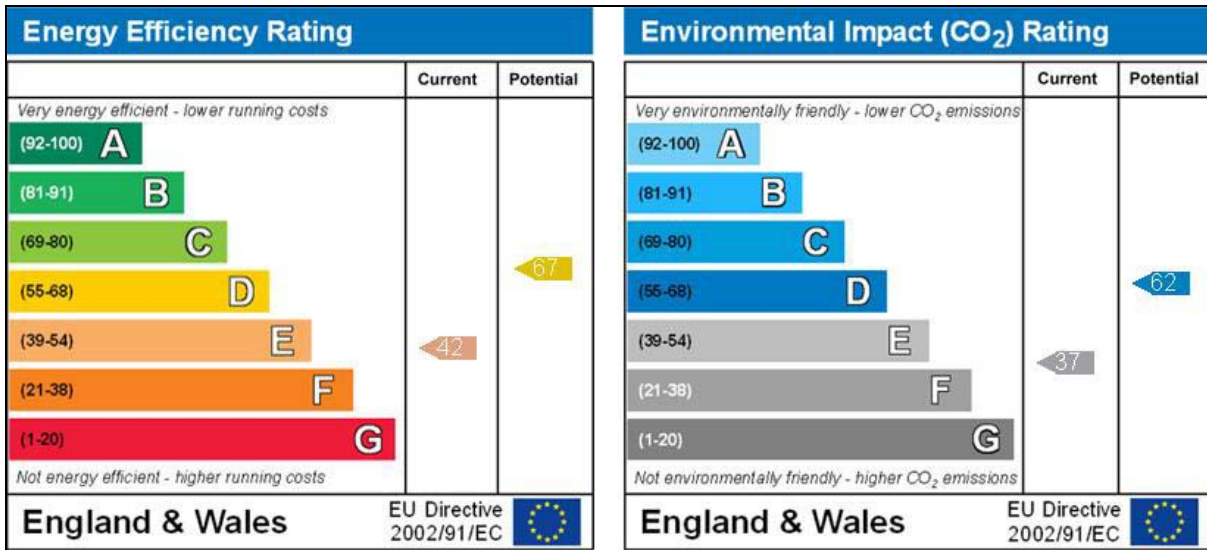
Council Tax Band: E (verbal enquiry only).

Solicitors: Oglethorpe Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388.

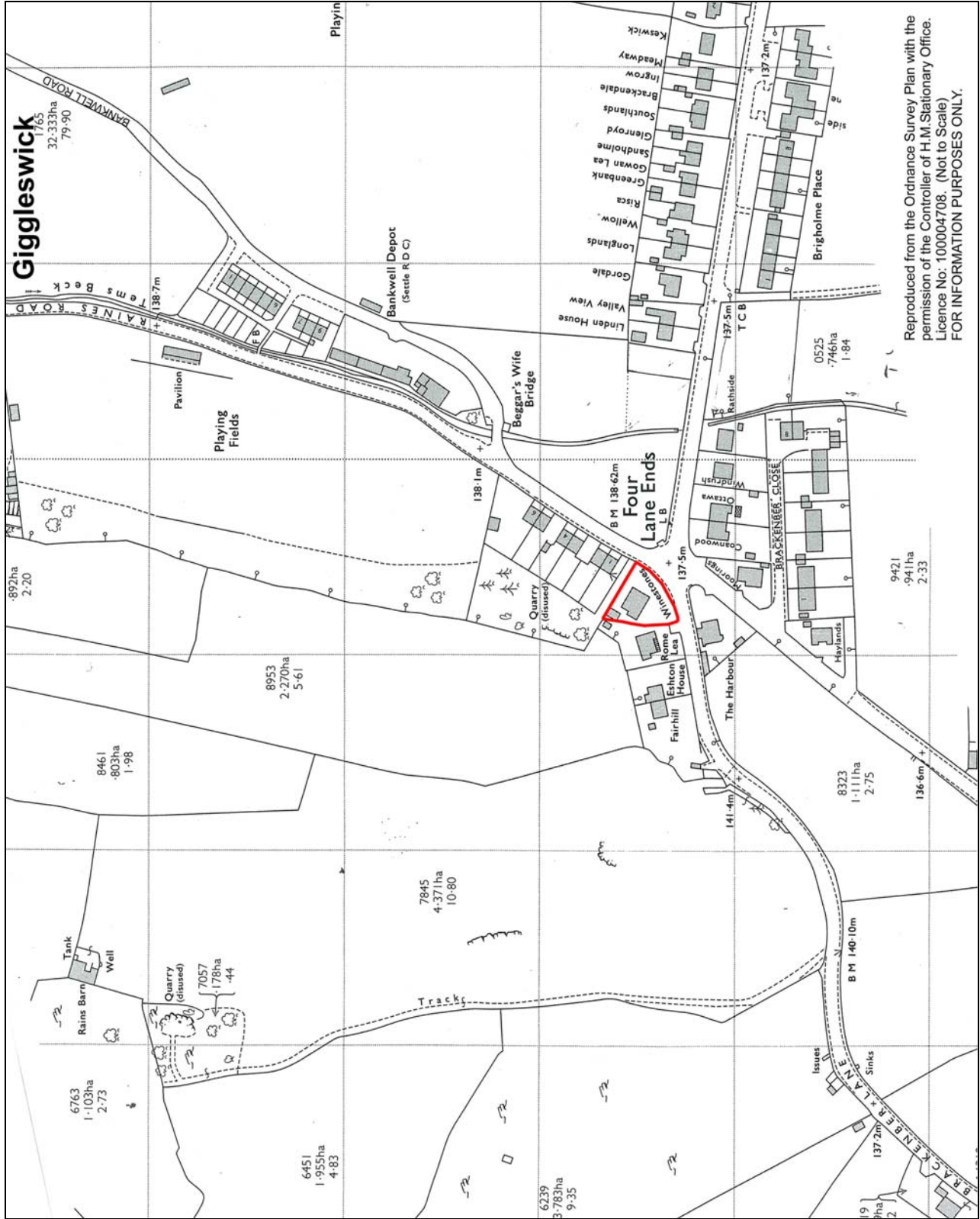
Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

Energy Performance Certificate

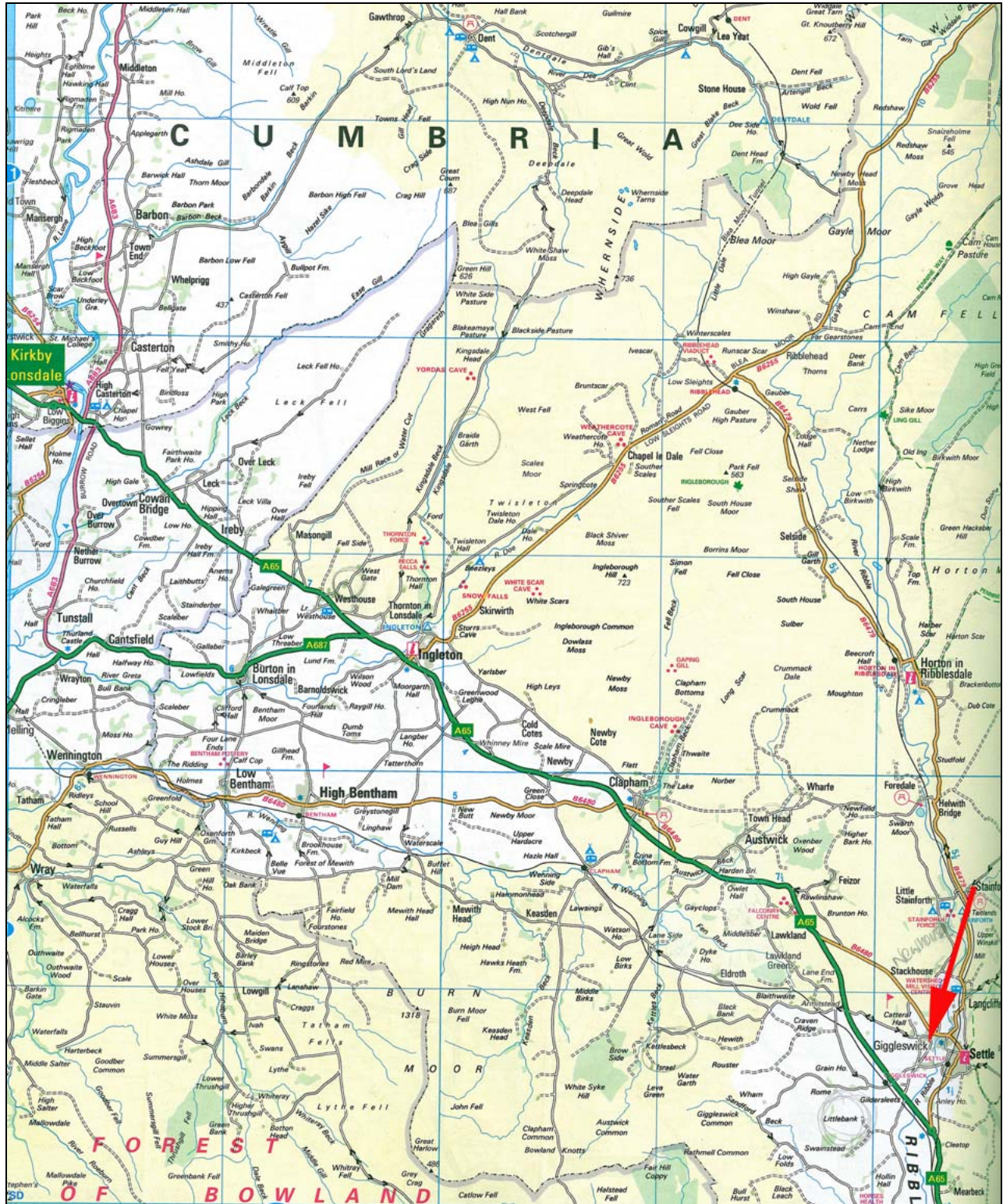


Boundary Plan



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Location Plan



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