13 South Wood Lane, Grassington, Skipton, BD23 5NA

Asking Price £449,950

- SUBSTANTIAL FOUR BED SEMI DETACHED
- DRIVE
- QUIET CUL DE SAC SETTING
- KITCHEN DINER
- SOUGHT AFTER AREA
- GOOD SIZED GARDENS
- GARAGE WITH POWER
- CLOSE TO AMENITIES
- TWO RECEPTION ROOMS
- VIEWING A MUST

2 Garrs Lane, Grassington, North Yorkshire, BD23 5AT
01756 753341
sales@wilman-lodge.co.uk
www.wilman-lodge.co.uk

13 South Wood Lane, Skipton BD23 5NA

A Spacious Family Home in a Sought-After Dales Village Setting; Tucked away just off the heart of this picturesque Dales village, in a peaceful yet highly convenient cul-de-sac, lies this superb extended four-bedroom semi-detached home. Occupying generous gardens and benefitting from driveway and integral garage. There is also planning permission for further ground-floor accommodation (Planning Ref: C/33/161A), presenting an ideal opportunity for new owners to create a truly bespoke and versatile family residence.

4 1 2 E

Council Tax Band: D

PROPERTY DETAILS

A Spacious Family Home in a Sought-After Dales Village Setting
Tucked away just off the heart of this picturesque Dales village, in a peaceful yet highly convenient cul-de-sac, lies this superb extended four-bedroom semi-detached home. Occupying generous gardens and benefitting from planning permission for further ground-floor accommodation (Planning Ref: C/33/161A), it presents an ideal opportunity for new owners to create a truly bespoke and versatile family residence.

The accommodation is thoughtfully arranged over two floors, blending charming character features with modern practicality. The welcoming entrance hall sets the tone, featuring an elegant open staircase and ample space for coats and shoes. To the right, a delightful sitting room enjoys a large bay window, a recessed electric stove, and stripped wooden floorboards—offering a cosy and inviting ambience. Beyond lies a second living/dining room and a well-equipped living/dining kitchen at the rear, perfectly suited to everyday family life and entertaining. An inner hall provides a cloak area, a spacious walk-in store with Velux window, a cloakroom, and internal access to the garage.
Upstairs, the bright first-floor landing includes a useful office area, illuminated by a front-facing window. The principal bedroom boasts a beautiful picture window and full width fitted wardrobes. Three additional double bedrooms and a modern three-piece family bathroom complete the accommodation.
Outside, the property enjoys a mature front garden with driveway parking and an integral single garage fitted with power and light. The enclosed rear garden offers a versatile outdoor space—home to a few resident hens—a perfect canvas for landscaping.

Situated just a short stroll from the village square, this address occupies one of the most desirable locations within the Yorkshire Dales National Park. The village offers everyday amenities including local shops, independent boutiques, cafés, bars, and restaurants, as well as an excellent primary and secondary school, reliable bus connections, and an abundance of countryside walks. A welcoming community spirit is evident, with regular local events throughout the year. The nearby market town of Skipton, only a 15-minute drive away, provides a wider range of facilities, including rail links to Leeds and beyond.

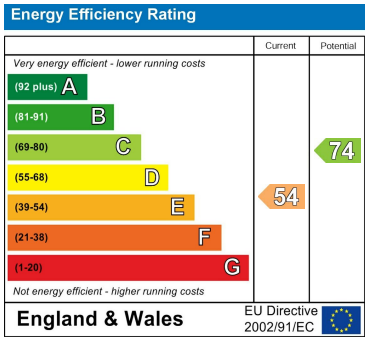
A substantial and characterful family home with potential to extend—perfectly positioned to enjoy both village life and the scenic beauty of the Yorkshire Dales.

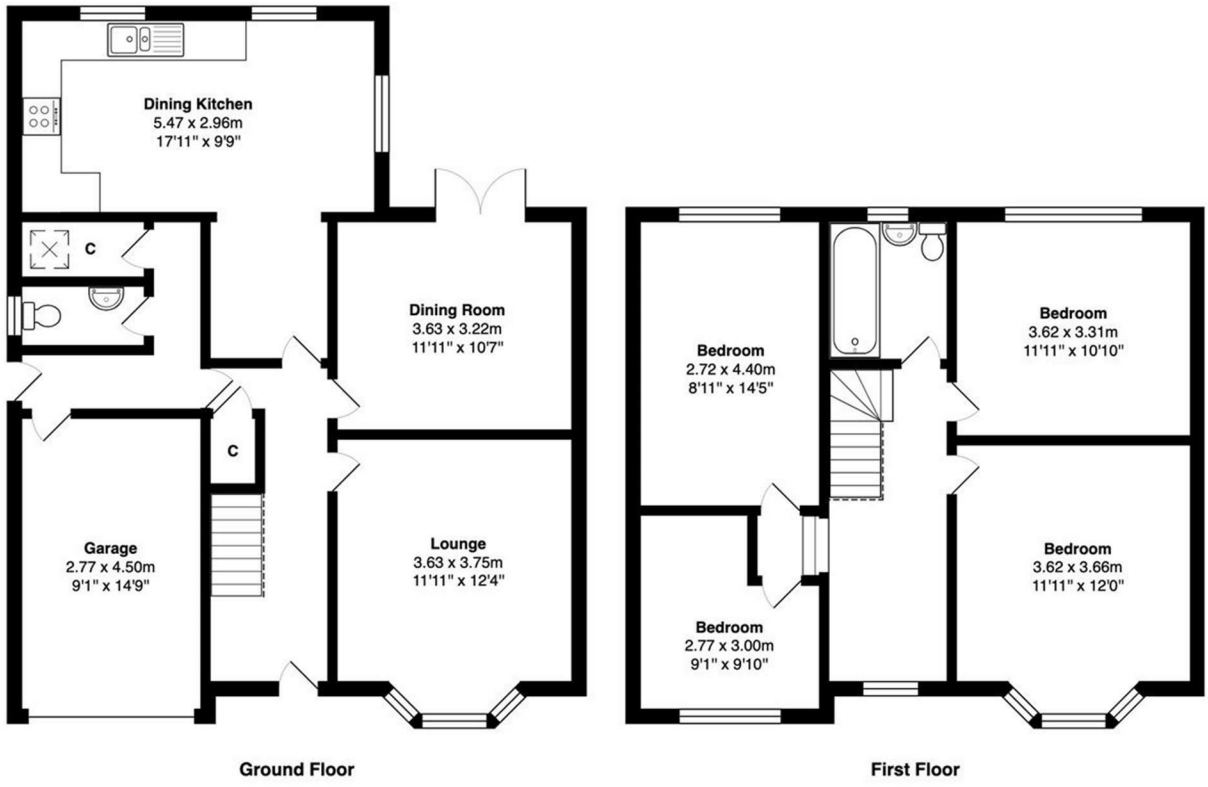
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

E





Total Area: 142.5 m² ... 1534 ft²

All measurements are approximate and for display purposes only

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