



1 Chapel Street, Grassington, Skipton, BD23 5BE

Asking Price £335,000

- STONE BUILT CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- USEFUL OUTHOUSE
- QUALITY FIXTURES & FITTINGS
- VIEWING ESSENTIAL
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- NO CHAIN
- IDEAL LOCATION IN THE CENTRE OF GRASSINGTON

1 Chapel Street, Grassington BD23 5BE

Set in the heart of the beautiful village of Grassington and ideally located just a stone's throw away from the picturesque square, this individual stone built, terraced character cottage offers spacious and extremely well presented two double bedroom accommodation. The property also has the great advantage of two ground floor reception rooms, secure outdoor storage and no chain.



Council Tax Band: D



PROPERTY DETAILS

Set in the heart of the beautiful village of Grassington and ideally located just a stone's throw away from the picturesque square, this individual stone built, through terraced, character cottage offers spacious and extremely well presented two double bedroom accommodation. The property also has the great advantage of two ground floor reception rooms and on street parking right outside.

Offered for sale with no upper chain this superbly appointed, fully refurbished cottage represents an ideal opportunity for those searching for an easy to manage, low maintenance 'lock-up and leave' or permanent home within this much sought after location, surrounded by the Dales countryside to explore directly from the doorstep.

Equipped with mains gas central heating together with sealed unit double glazing the accommodation comprises briefly:

An entrance vestibule, dining room through to a living room with impressive multi fuel stove set in a stylish surround, an L-shaped kitchen with range of stylish modern fitted oak units, two spacious and well planned first floor double bedrooms and a most impressive shower room. Externally there is a small cobbled area to the front providing allocated space for on street parking whilst to the rear there is a right of access over a courtyard leading to a useful stone out-house with ample space for bikes and/or logs and coal.

Surrounded by the beautiful open countryside of the Yorkshire Dales National Park, adjacent to the River Wharfe, the highly regarded town of Grassington is well served by a comprehensive range of amenities including a post office, a convenience store, a medical centre with dentist, a hardware shop, a range of other everyday shops and a great choice of venues to eat and drink. There is excellent schooling for all ages and a good local bus service, all set in an area renowned for its stunning scenery, providing the perfect landscape for a multitude of outdoor pursuits.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the south, offering more extensive shopping and recreational facilities together with a railway station providing regular services into Leeds, Bradford and beyond.

Strongly recommended for inspection, the centrally heated and double glazed accommodation comprises in further detail:

GROUND FLOOR

ENTRANCE VESTIBULE

With new composite front entrance door. Central heating radiator. Tiled flooring. Cloaks rails. Door leading to;

DINING ROOM

15'6" x 11'11"

(both max being in a triangular shape) with sealed unit double glazed window together with window seating below and bespoke shutters. Built-in store cupboard. Three wall light points. Central heating radiator. Carpet flooring.

LIVING ROOM

15'5" x 11'10" max

with sealed unit double glazed window with shutters. Wall light points. Multi fuel stove set within a stylish composite surround. Carpet flooring. Open staircase leading off to the first floor.

L-SHAPED KITCHEN

14'11" x 14'4" max

superbly appointed with a range of stylish wall and base units incorporating contrasting marble effect work surfaces over together with matching upstands. 1½ bowl ceramic sink and drainer unit with chrome mixer tap. High level AEG electric oven. Integrated microwave. Five ring AEG gas hob. Concealed extractor over. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Central heating radiator. Sealed unit double glazed windows. Part glazed uPVC rear entrance door. Tiled flooring.

FIRST FLOOR

LANDING

With loft hatch.

BEDROOM ONE

13'4" x 12'2"

with sealed unit double glazed window and widow shutters. Central heating radiator. Built-in cupboard/wardrobe. Carpet flooring.

BEDROOM TWO

14'9" x 12'11" max

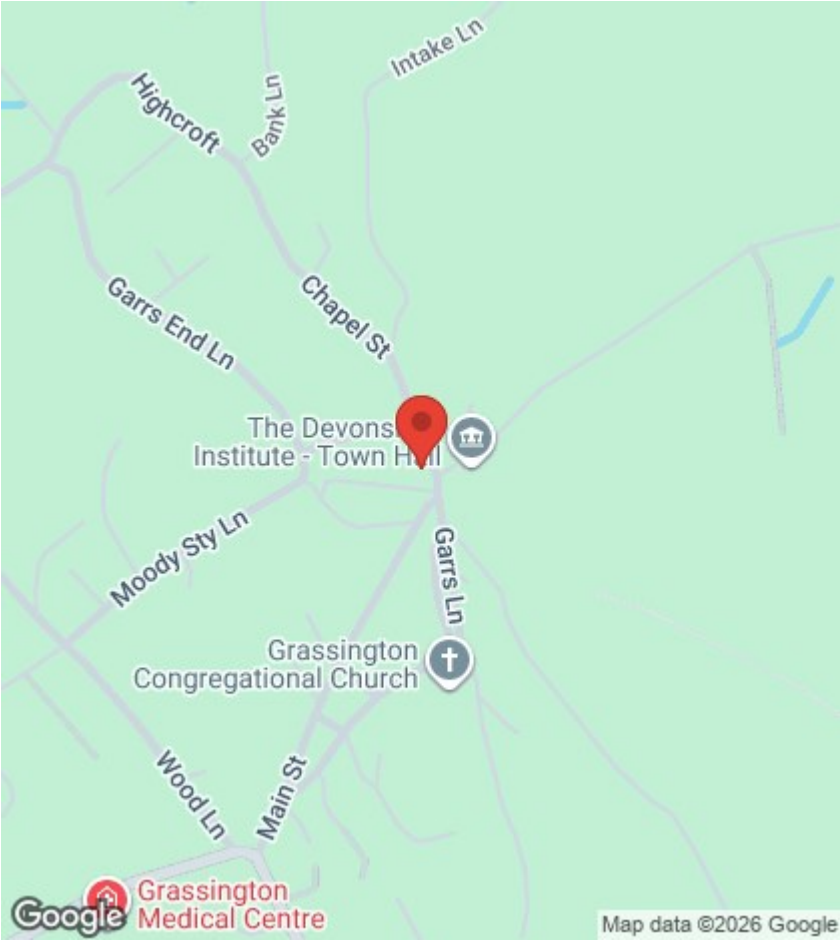
with sealed unit double glazed window with shutters. Central heating radiator. Carpet flooring.

SHOWER ROOM

With low flush W.C, French style free standing hand wash basin, panelled walls and shower cubicle with feature glass screen and mixer shower. Part wall tiling. Sealed unit double glazed window with shutters. Recessed spot lights and extractor fan. Deep built-in store/linen cupboard housing the Main gas central heating boiler together with the updated hot water cylinder. Laminate flooring with underfloor heating.

OUTSIDE

To the front is on street parking, whilst to the rear there is a right of access over a gated courtyard leading to a useful stone built out-house (last one on the left next to gate), ideal storage for bikes ect.



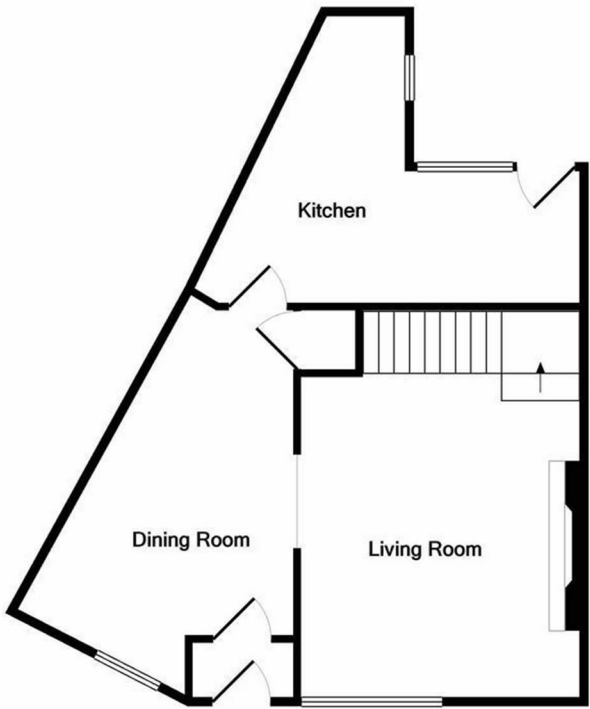
Viewings

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

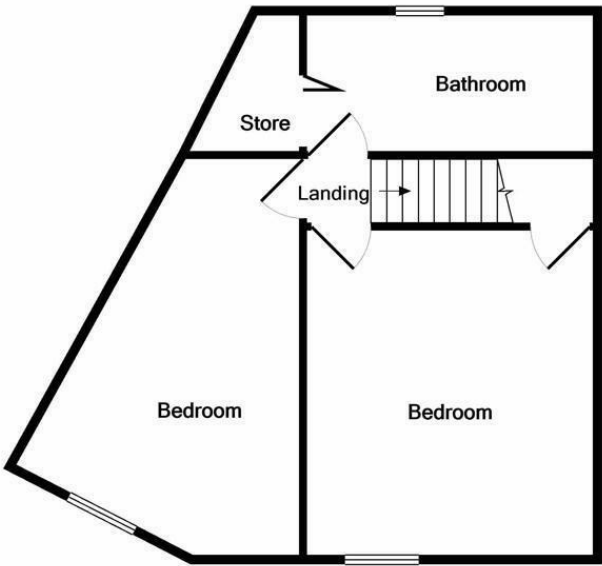
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST 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 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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