



## 6 The Stables Threshfield Court, Threshfield, Skipton, BD23 5RZ

**Asking Price £199,950**

- TWO BED GROUND FLOOR APARTMENT
- PRIVATE PARKING
- BRIGHT AND AIRY DINING KITCHEN
- COMMUNAL GARDENS
- SUPPORTIVE YET INDEPENDENT LIFESTYLE
- OVER 55'S
- PEACEFUL COURTYARD SETTING
- CONTEMPORARY SHOWER ROOM
- CLOSE TO AMENITIES
- EARLY VIEWING RECOMMENDED

# 6 The Stables, Threshfield Court, Theshfield, Skipton BD23 5RZ

Tucked away in a charming and peaceful courtyard, this beautifully presented two-bedroom ground-floor apartment offers an ideal combination of independent living and supportive care for the over-55s. One of only two purpose-built two-bedroom apartments in the development, it has been thoughtfully designed for those who may need a little extra support while still valuing their independence.



Council Tax Band: C



## PROPERTY DETAILS

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Ready to move straight into, the property provides comfort, convenience, and reassurance in equal measure. Set within a small and friendly community of like-minded residents, it enjoys a tranquil setting without compromising on accessibility.

No. 6 benefits from a communal entrance hall shared with only one other apartment, creating a sense of privacy and exclusivity. Inside, the spacious sitting room is light and inviting, with large windows framing serene views of the courtyard and its beautiful blossom trees. An elegant fire surround with an electric fire adds warmth and character to this charming space.

The generous inner hall leads to a bright and airy dining kitchen, thoughtfully designed with high-quality units, modern appliances, and oak-effect flooring. Overlooking the courtyard, this room is perfect for both everyday living and entertaining.

The master bedroom is a true retreat, featuring French doors that open onto a lovely seating area, ideal for enjoying the morning sun or a quiet evening outdoors. A second well-proportioned single bedroom, perfect for visiting friends or relatives, and a contemporary shower room complete the accommodation.

Externally, the property enjoys communal gardens to both the front and rear, along with a dedicated parking space. The Stables, a small purpose-built ground-floor courtyard development attached to Threshfield Court, offers the ideal balance of independence and community support.

Convenience is a key feature of this location: a charming coffee shop is just across the road, while the nearby Spar supermarket caters to everyday needs. The vibrant centre of Grassington is also within easy reach, offering a variety of amenities, eateries, and leisure activities. For those seeking a stylish apartment in the heart of the Yorkshire Dales National Park, with a supportive yet independent lifestyle, this property presents a rare and appealing opportunity.

## ADDITIONAL INFORMATION

There is a monthly service charge of £154.86 which covers grounds maintenance, window and gutter cleaning.

Buyers will be required to meet with the Barchester Care Group to confirm qualification.



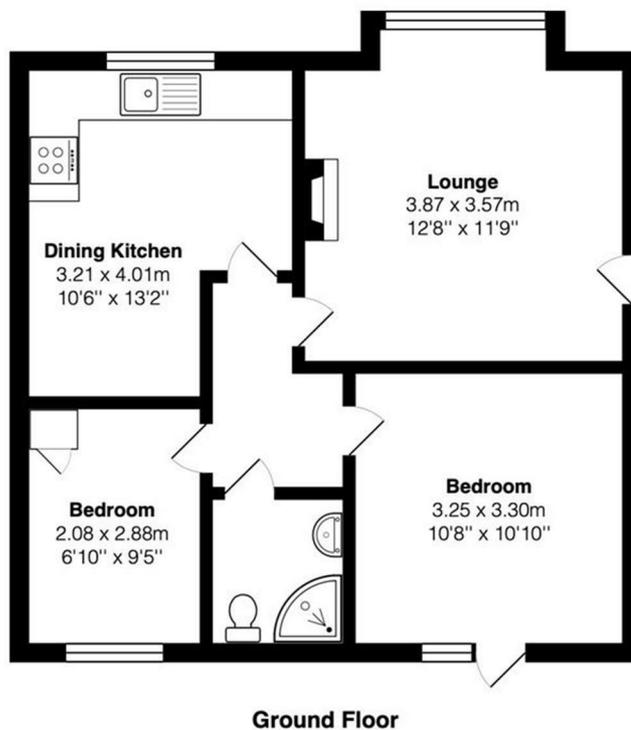
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>

All measurements are approximate and for display purposes only