



Girston, 1 Northwood Close, Grassington, Skipton, BD23 5LY

Asking Price £399,950

- THREE BED DETACHED BUNGALOW
- GARAGE
- IN NEED OF MODERNISATION
- CLOSE TO AMENITIES
- GARDENS
- DRIVE
- SCOPE TO EXTEND OR RECONFIGURE
- EARLY VIEWING RECOMMENDED

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An exciting opportunity has arisen to acquire a superb three-bedroom detached bungalow, beautifully positioned on a generous, tree-lined plot just off Moody Sty Lane, with off road parking, garage and garden. The property offers the discerning purchaser a wonderful blank canvas for modernisation, with enormous potential to extend or reconfigure (subject to the necessary planning consents). There is even scope to develop into the roof space, as neighbouring properties have successfully done.



Council Tax Band: E



PROPERTY DETAILS

An exciting opportunity has arisen to acquire a superb three-bedroom detached bungalow, beautifully positioned on a generous, tree-lined plot just off Moody Sty Lane.

Lovingly owned by the same family since the 1980s, the property now offers the discerning purchaser a wonderful blank canvas for modernisation, with enormous potential to extend or reconfigure (subject to the necessary planning consents). There is even scope to develop into the roof space, as neighbouring properties have successfully done.

Step through the front door into a spacious entrance hall, setting the tone for the light and airy accommodation throughout. To the left lies a well-proportioned sitting and dining room, bathed in natural light from large picture windows that frame views to the front, side, and rear gardens. This leads seamlessly into the kitchen, a generous space offering plenty of opportunity for redesign, with direct access to the conservatory — the perfect spot to enjoy the garden all year round.

The inner hall provides access to two comfortable double bedrooms, a good-sized single bedroom, and a family bathroom.

Outside, the property truly shines. The expansive mature gardens wrap around three sides of the bungalow, offering both privacy and a delightful green outlook. A driveway provides ample parking and leads to an adjoining single garage.

Tucked away in a quiet corner of this highly sought-after village, the home enjoys peace and seclusion while being just a short stroll from Grassington's vibrant centre. This charming Dales village offers an excellent range of independent shops, welcoming pubs, cosy cafés, and a lively calendar of community events throughout the year. A comprehensive bus service connects the village to nearby towns, while the market town of Skipton provides additional amenities and train links to the wider region.

For those seeking a special home to make their own, set within a superb and substantial plot in one of the Yorkshire Dales' most desirable locations — this property is not to be missed.



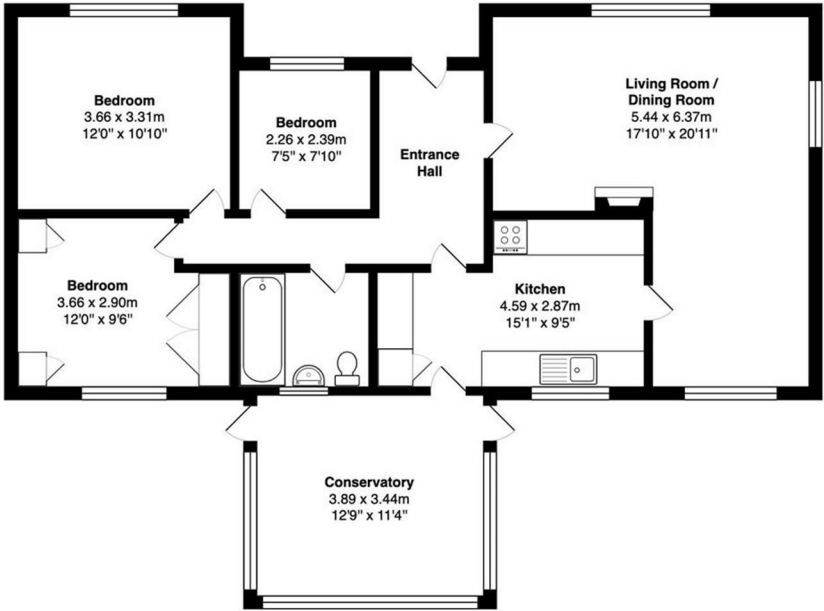
Viewings

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	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Total Area: 96.6 m² ... 1040 ft²
All measurements are approximate and for display purposes only