



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

**£1,650 Per Calendar Month**

- \*Available July 2025 \*
- With Stunning Open-Plan living space
- Nestled in the heart of the Charming & Sought after Village of Grassington
- Council Tax Band E
- Spacious 5 Bedroom Family Property
- Onsite Parking with Generously Sized Garden
- EPC Band - C
- Tenancy Term - 6 Months minimum



# 10 South Wood Lane, Skipton BD23 5NA

An Exceptional Opportunity to Rent a Spacious Five-Bedroom Family Home in the Picturesque Village of Grassington.

Nestled in the heart of the charming and sought-after village of Grassington, this remarkable five-bedroom family home offers a rare chance to secure a truly stunning property. Available from the 10th of July, the house provides an expansive living space, perfect for a growing family. With the added benefit of on-site parking and a generously sized garden, this home combines convenience with comfort in an idyllic rural setting.

This home is a true gem, offering a rare blend of space, style, and functionality, set in one of the most beautiful villages in the area. Don't miss the chance to make this your family's next dream home.

Available from Early July 2025



Council Tax Band: E



### **Property details**

As you step through the welcoming front porch, you are greeted by a large and inviting entrance hall that sets the tone for the rest of the home. The sitting room exudes warmth and charm, offering a cosy space to relax. The heart of the home is the magnificent open-plan living, dining, and kitchen area, where natural light floods the space, creating an airy and modern atmosphere. Ideal for both family gatherings and entertaining, this room is a true highlight of the property.

### **Ground floor**

In addition to the open-plan space, the ground floor also includes a well-sized cosy sitting room with multi-fuel stove, a convenient cloakroom and a well-sized study, perfect for those working from home or needing a quiet space to read or focus.

### **Upper floor**

Upstairs, the first floor reveals a spacious landing that leads to five generously sized bedrooms, each offering plenty of natural light and ample storage. The luxurious four-piece house bathroom adds a touch of opulence, providing a perfect space for relaxation and unwinding after a long day

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Directions

Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   | 72                      |           |
| (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 |           |