



Intake Lane, Grassington, Skipton, BD23 5BJ

Asking Price £375,000

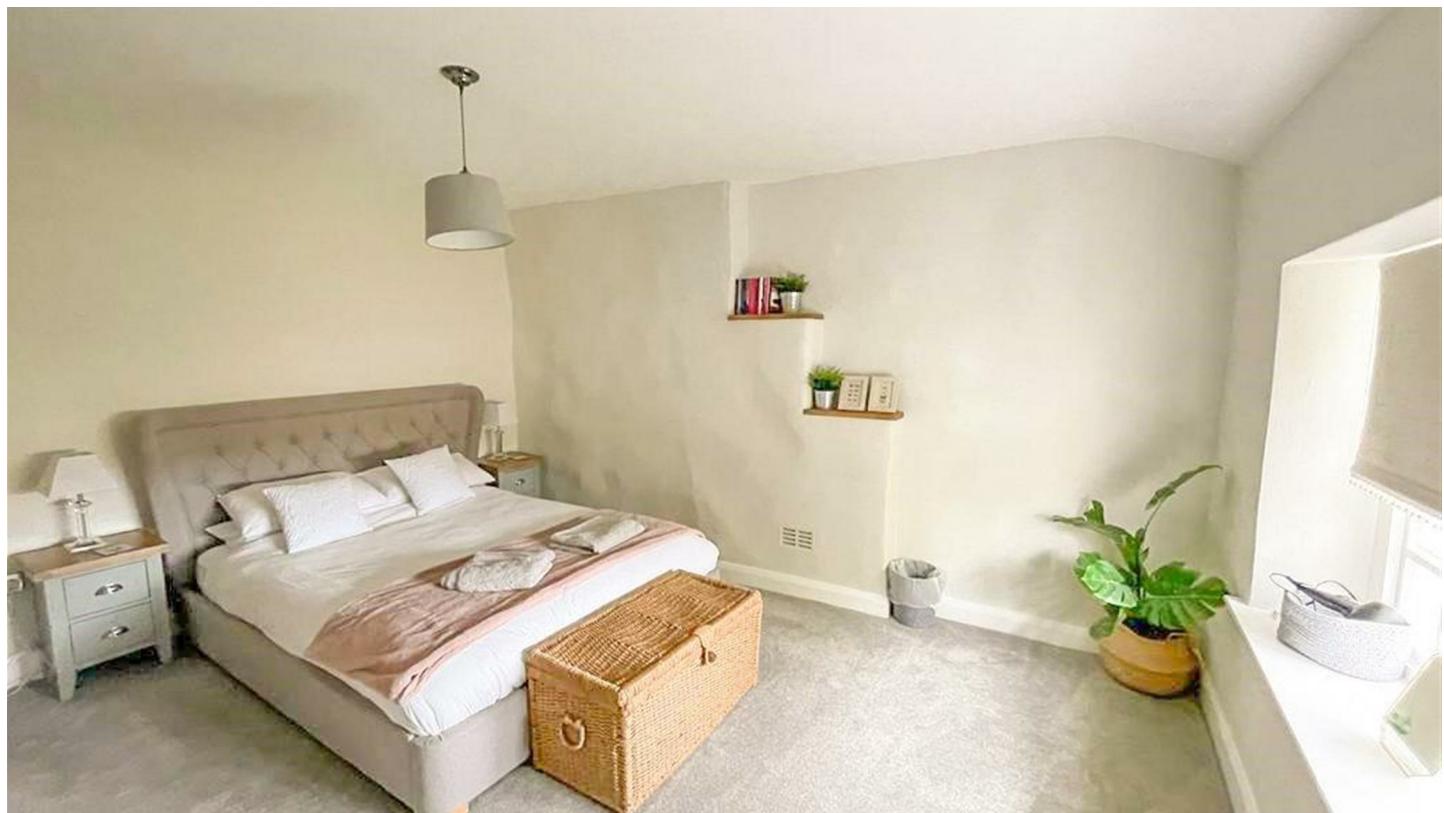
- THREE BED DALES COTTAGE
- CHAIN FREE
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- SOUGHT AFTER AREA
- ATTRACTIVE REAR TERRACED GARDEN
- CHARM AND CHARACTER
- CENTRALLY HEATED
- CURRENT HOLIDAY LET
- EARLY VIEWING A MUST!

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Tucked away in a quiet corner of this delightful Dales village, Bank House provides STUNNING THREE BEDROOM ACCOMMODATION with ATTRACTIVE TERRACED REAR GARDEN. Arranged over two floors, which the present owners rent out as a VERY SUCCESSFUL HOLIDAY LET (but would be a delightful residential or second home) this DOUBLE FRONTED COTTAGE provides SPACIOUS ACCOMMODATION full of CHARM AND CHARACTER yet with 21st century living, having neutral décor and floorings throughout this fabulous home IS READY TO MOVE INTO and enjoy.



Council Tax Band:



PROPERTY DETAILS

Tucked away in a quiet corner, just off the centre of this delightful Dales village, Bank House provides stunning three bedroom accommodation. Arranged over two floors, which the present owners rent out as a very successful holiday let (but would be a delightful residential or second home) this double fronted cottage provides spacious accommodation full of charm and character yet with 21st century living, having neutral décor and floorings throughout this fabulous home is ready to move into and enjoy. With entrance porch, entrance hall, sitting room with feature fireplace and exposed beams, living/dining room with dual aspect windows and exposed beams, modern well equipped kitchen, rear porch with access to the rear garden. To the first floor is a spacious landing, with front elevation window enjoying super long distance views, three double bedrooms and luxury shower room. Outside has a cottage frontage with delightful terraced garden to the rear.

Grassington is one of the Yorkshire Dales most picturesque and sought after areas with an abundance of facilities including a medical and dental surgery, bakery, mini mart and an array of independent retailers, pubs and cafes. There is a regular bus service to the larger town of Skipton with its train station and plethora of amenities.

For those looking for a business opportunity, second home or indeed somewhere to live forever, then this could be for you.

Briefly the central heated and double glazed accommodation comprises;

GROUND FLOOR

ENTRANCE PORCH

With two elevation windows and feature stained glass.

ENTRANCE HALL

With enclosed staircase leading to the first floor, exposed beams, ornate wood panelling to the walls, ceiling light.

SITTING ROOM

14'0" x 12'0"

with feature fireplace, exposed beams, ceiling light.

LIVING/DINING ROOM

17'0" x 9'6"

with dual aspect windows, exposed beams, access to

the rear garden, useful under stairs storage cupboard, ceiling light.

KITCHEN

7'9" x 6'0"

with an excellent selection of ivory Shaker style wall and base units, stainless steel sink and drainer unit with matching mixer tap, wood effect work surfaces over with ceramic tiling above, provision for an automatic washing machine, built in Lamona electric oven with four ring gas hob with canopy over, tiled effect flooring, views over the garden, ceiling light.

FIRST FLOOR

SPACIOUS LANDING

With front elevation window enjoying super long distance views, built in airing cupboard, ceiling light.

BEDROOM ONE

12'6" x 10'6"

with built in wardrobe, lovely long distance views, ceiling light.

BEDROOM TWO

11'7" x 6'7"

with large built in storage cupboard, views over the rear garden, ceiling light.

BEDROOM THREE

10'6" x 6'5"

super views, ceiling light.

LUXURY SHOWER ROOM

Containing a three piece white suite comprising; corner shower cubicle with thermostatically controlled shower over, pedestal wash hand basin together with low suite W.C., partial ceramic tiling to the walls, ceiling light.

OUTSIDE

The front of the property has a cottage frontage with wrought iron fencing and pathway whilst the rear enjoys a delightful mature terraced garden with seating areas on two levels, a variety of colourful pots and raised borders.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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