



**Badger Gate, Threshfield, BD23 5EN**

**Asking Price £425,000**

- STUNNING LINK DETACHED PROPERTY
- GARAGE
- SCENIC PRIVATE REAR GARDEN
- FOUR PIECE HOUSE BATHROOM
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- BEAUTIFULLY RENOVATED BY THE CURRENT OWNERS
- CLOSE TO LOCAL AMENITIES



# Badger Gate, Threshfield, BD23 5EN

An enticing opportunity presents itself with this substantial three-bedroom stone-linked detached property, boasting a garage, private parking, scenic garden to the rear and an attractive conservatory. Nestled in a serene yet convenient position at the end of a sought-after cul-de-sac, this spacious family home truly warrants internal inspection to appreciate all that is on offer.



Council Tax Band: D



## PROPERTY DETAILS

An enticing opportunity presents itself with this substantial three-bedroom stone-linked detached property, boasting a garage/utility room, scenic garden to the rear and an attractive conservatory. Nestled in a serene yet convenient position at the end of a sought-after cul-de-sac, this spacious family home truly warrants internal inspection to appreciate all that is on offer.

The property has been fully renovated by its current owners, resulting in a stylish and beautifully maintained home. Additionally, planning permission has been granted to create further living accommodation by replacing the existing conservatory with a stone-built single-storey rear extension.

On entering the property, you are welcomed into a hallway that leads to a generously sized lounge at the front elevation, featuring a multi-fuel cast iron stove set into the chimney breast, creating a warm and inviting atmosphere. The ground floor also includes a utility area with access to the garage storage space and a convenient W.C.

The heart of the home is the stunning open-plan kitchen and dining area, finished with oak flooring and recessed low-voltage ceiling spotlights. A sealed unit UPVC double-glazed window and sliding patio doors flood the room with natural light. The kitchen is fitted with a range of modern wall and base units, complemented by contrasting quartz worktops and tiled surrounds. Integrated appliances include an AEG tall oven, a Hi-Sense four-ring ceramic induction hob with concealed extractor, a fridge and freezer, a dishwasher and an inset stainless steel double bowl sink with chrome mixer tap. A breakfast bar, finished with matching worktop and base units, completes this high-specification space.

Double doors open into the conservatory, which offers additional living space and direct access to the garden. As mentioned, there is approved planning permission in place for this structure to be replaced with a permanent stone-built extension.

Upstairs, the property offers three generously proportioned bedrooms and a spacious house bathroom, fitted with a modern four-piece suite, ideal for family living.

Externally, the home enjoys a private and mature rear garden, with attractive landscaping and plenty of space for outdoor relaxation or entertaining. The property also benefits from private off-street parking.

Located in the highly desirable Badger Gate development just off Wharfeside Avenue, the home is ideally placed close to open countryside, the River Wharfe and the Yorkshire Dales National Park. Everyday amenities in Threshfield and the vibrant nearby village of Grassington—including doctors, dentists and excellent primary and secondary schools—are all within walking distance.

This is a rare opportunity for buyers seeking a tranquil and scenic location without compromising on space, style, or convenience. Early viewing is strongly recommended.



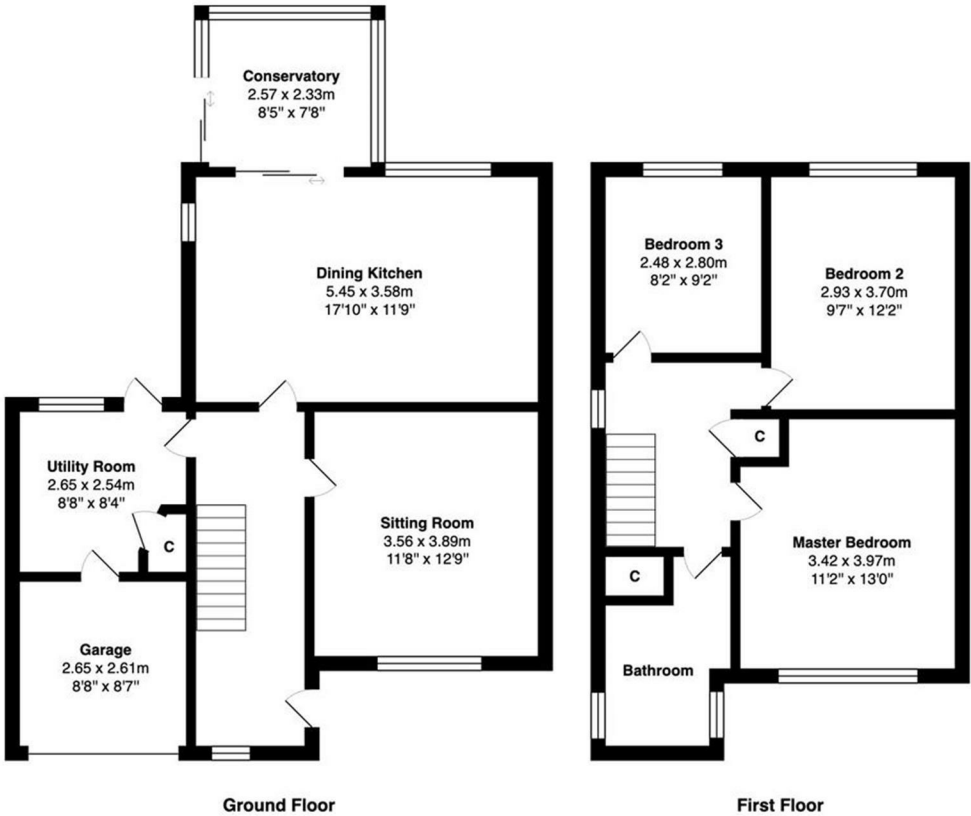
Viewings

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		84
(81-91) B		
(69-80) C	70	
(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: 110.9 m² ... 1194 ft²

All measurements are approximate and for display purposes only