



19 PIECE FIELDS, THRESHFIELD, SKIPTON, BD23
5HR

£270,000



Nestled in the charming village of Threshfield, this terraced house on Piece Fields presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single reception room offers a cosy area for relaxation and entertaining, while the bathroom provides essential amenities.

This home is in need of modernisation, allowing you to put your personal touch on the property and truly make it your own. The potential for transformation is significant, making it an exciting project for the right buyer. Additionally, the absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new abode.

Set in a picturesque location, Threshfield boasts a friendly community and easy access to the stunning Yorkshire Dales, perfect for outdoor enthusiasts. With local amenities and transport links nearby, this property combines the charm of village life with practicality.

If you are looking for a property with potential in a delightful setting, this terraced house in Threshfield could be the perfect choice for you. Embrace the opportunity to modernise and create a home that reflects your style and needs. No onward chain.

Threshfield village has much to commend it, being just over the River Wharfe from Grassington and offering an excellent peaceful residential alternative. Threshfield has its own shop/cafe, public house, primary and secondary schools and renowned rugby union club with Grassington less than a mile away offering a wide range of shops and facilities, as well as an array of events throughout the year including the annual Grassington Arts Festival and the Dickensian Festival Weekends each November/December. The historic market town of Skipton is approximately 7 miles to the south with its excellent choice of shops and amenities, and a railway station offering services through to Bradford, Leeds and a daily direct return service to London Kings Cross.

Benefiting from UPVC sealed unit double glazing and gas central heating the property comprises very briefly:

Living Room
24'11 x 10'3 max

This spacious living room features a neutral carpet and light walls, creating a calm and airy atmosphere. A large window at the far end fills the room with natural light, and a traditional fireplace provides a charming focal point. The room extends into a dining area, perfect for family meals or entertaining guests. Sliding doors through to the conservatory.

Kitchen
9'11 x 7'11

The kitchen is fitted with wooden cabinetry and a laminate work surface, providing ample storage and preparation space. Tiled walls around the stove area offer practical protection, while a door leads to the adjoining utility room or porch. The flooring has a patterned vinyl finish that complements the cabinetry.

Porch
5'5 x 3'2
Accessed through the kitchen and door to the garden.

Conservatory
9'3 x 5'9

This bright area with large windows that overlook the garden, allowing plenty of natural light to flood in. The tiled floor is easy to maintain, and the space is ideal for storing outdoor items or enjoying morning coffee while appreciating the garden views.

Landing

The landing area upstairs is light and simple, with a wooden bannister visible. A small storage cupboard is set into the wall, and the landing accesses several rooms, providing a practical and central space on the upper floor.

Bedroom 1
11'11 x 9'11

This bedroom is bright and spacious with neutral carpeting and walls. A large window allows in plenty of natural light, while a wall of built-in wardrobes and cupboards offers generous storage, including a dedicated space for a television or dressing table.

Bedroom 2
10'10 x 9'11

A comfortably sized bedroom featuring light walls and bright carpeting in a blue shade. The room is well-lit by a large window and offers ample built-in wardrobe storage along one wall, helping to keep the room tidy and uncluttered.

Bedroom 3
7'7 x 7'3

This smaller bedroom offers a peaceful space with neutral walls and carpet. The window provides lovely views out to the garden, letting in natural light and creating a restful environment.

Bathroom

The bathroom has a vintage feel with a green suite comprising a bath, toilet, and pedestal sink. A window above the bath ensures the room benefits from natural light, while tiled panelling around the bath offers practical splash protection.

Rear Garden

The rear garden is a charming outdoor space enclosed by wooden fencing. It features mature trees, a variety of flowering plants, and a well-maintained lawn area, making it an inviting spot for relaxation or gardening throughout the seasons.

Garage

Single garage in a block with up-and-over door.

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers



arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

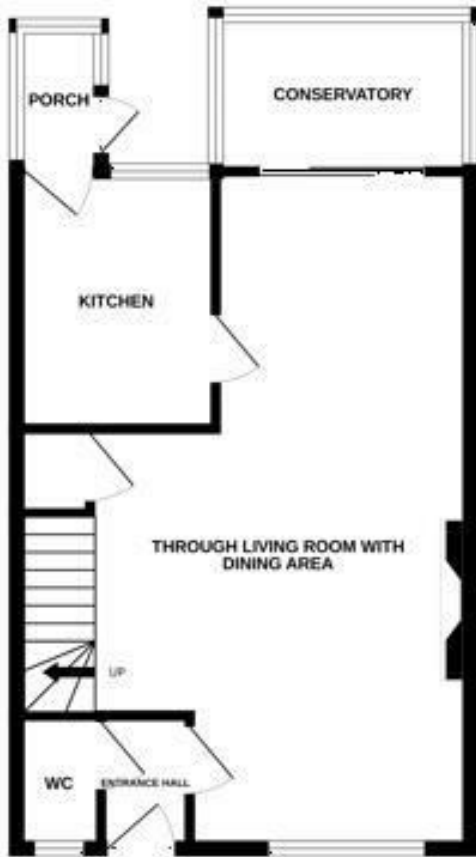
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

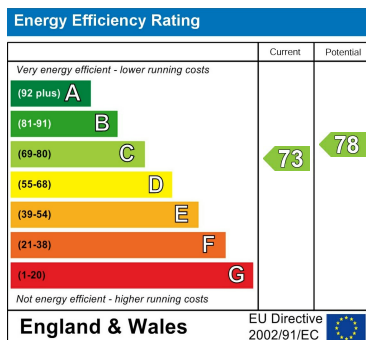


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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