



Piece Fields, Threshfield, Skipton, BD23 5HR

Asking Price £324,950

- THREE BEDROOM END TOWN HOUSE
- CUL DE SAC SITUATION
- NEWLY FITTED BOILER
- UTILITY PORCH
- SOUGHT AFTER AREA
- GARDENS TO FRONT AND REAR
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- CLOSE TO AMENITIES
- DOUBLE GLAZED

Piece Fields, Skipton, BD23 5HR

A SUPERB END OF THREE TOWN HOUSE which enjoys a pleasant CUL-DE-SAC LOCATION. Offered CHAIN FREE with the benefits of MATURE WELL-TENDED GARDENS, a SINGLE GARAGE and ADDITIONAL AMPLE PARKING.



Council Tax Band: D



PROPERTY DETAILS

A superb end of three town house which enjoys a pleasant cul-de-sac location in the popular Dales village of Threshfield. In recent years this attractive property has been greatly improved with the provision of sealed unit double glazing, new combi style boiler gas central heating system (just over a year old), the ground floor accommodation has also been extended to include a rear utility porch and conservatory. This excellent property is offered with the benefits of mature well-tended gardens and a single garage with additional ample parking in the lay-by to the front of the dwelling.

Threshfield is handily placed for the picturesque cobbled square of Grassington with all its amenities and the bustling market town of Skipton. The village is surrounded by the beautiful open countryside of the Yorkshire Dales National Park.

This excellent property is most certainly worthy of a more detailed inspection and briefly the centrally heated and double glazed accommodation comprises;

GROUND FLOOR

uPVC and multi paned front entrance door leading to the entrance vestibule.

CLOAKROOM

with corner wash hand basin with tiled splash, low suite W.C., heated towel rail.

FRONT SITTING ROOM

14'6" x 14'0"

with an attractive stone feature fireplace with mahogany mantel over and stone hearth with fitted coal effect gas fire, ceiling cornice, two wall light points. Bay window to the front elevation with pleasant aspects over the front garden. Opening through to;

REAR DINING AREA

10'0" x 9'3"

with ceiling cornice, sliding patio doors leading to the rear conservatory.

CONSERVATORY

with double doors opening onto the rear garden and terrace, access through to;

REAR UTILITY PORCH

7'0" x 5'0"

with provision for automatic washing machine, pleasant garden outlook.

KITCHEN

10'0 x 8'2"

offered with high quality oak wall and base units with matching pelmets and cornices, electric four ring hob, plus separate oven with extractor hood over, stainless steel sink unit with mixer tap, partial ceramic tiling to the walls.

OPEN STAIRCASE

Leading from the sitting room.

FIRST FLOOR

LANDING

With side elevation window, fitted cupboard housing the combi style gas fired central heating boiler.

FRONT BEDROOM ONE

11'10" x 10'0"

with recessed wardrobes.

REAR BEDROOM TWO

10'8" x 10'0"

with recessed wardrobes, excellent long distance views across Wharfedale.

FRONT BEDROOM THREE

8'0" x 7'3"

with pleasant views to the front elevation.

SHOWER ROOM

Recently installed modern shower room with corner shower cubicle having sliding doors and thermostatically controlled shower over, low suite W.C., pedestal wash hand basin set into vanity unit with ceramic tiling to the walls and floor.

OUTSIDE

Easily managed, landscaped front garden with lawn and well stocked borders. Timber shed to the side elevation. Rear garden with bright patio and raised borders. A single garage is located close to the dwelling (third garage in block of six). Parking area to the front of the property.



Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(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	

