

## Brown Fold, Grassington, Skipton, BD23 5AB

**Asking Price £365,000**

- TWO-BED STONE BUILT COTTAGE
- GOOD SIZED DOUBLE BEDROOMS
- LIGHT AND AIRY LIVING SPACE
- PICTURESQUE VILLAGE SETTING
- EARLY VIEWING A MUST

- TWO ALLOCATED PARKING SPACES
- LUXURIOUS HOUSE BATHROOM
- GRAVELLED SEATING AREA
- CHARACTERFUL HOME WITH HISTORICAL CHARM

# Brown Fold, Skipton BD23 5AB

An exceptionally modernised, TWO-BEDROOM, STONE-BUILT COTTAGE awaits in the heart of Grassington, presenting a perfect blend of CONTEMPORARY LIVING and HISTORICAL CHARM. This characterful home offers GENEROUS, LIGHT-FILLED LIVING SPACE, has the added bonus of TWO PARKING SPACES and is CENTRALLY LOCATED in this PICTURESQUE AND MUCH SOUGHT AFTER VILLAGE.



Council Tax Band: C



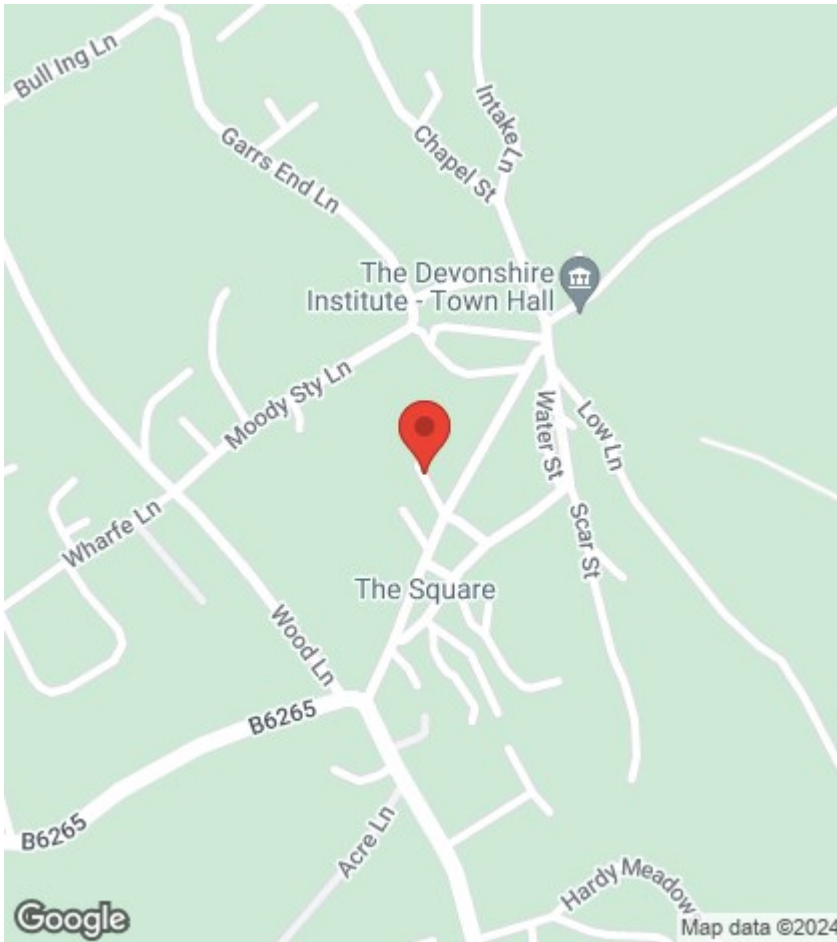
## PROPERTY DETAILS

An exceptionally modernized two-bedroom, stone-built cottage awaits in the heart of Grassington, presenting a perfect blend of contemporary living and historical charm. This residence, centrally located in the most picturesque of villages, has undergone a stunning transformation, resulting in a characterful home with generous, light-filled living spaces.

The interior of the property showcases a bespoke, freestanding modern kitchen, spacious sitting room and dedicated dining area on the ground floor. Upstairs you will find two generously sized double bedrooms and luxurious house bathroom. Outside, a level seating area provides a serene spot to appreciate the charming surroundings of Grassington. Notably, the property has two allocated parking spaces.

Every detail has been meticulously considered, with all internal doors locally handcrafted in solid oak and featuring Anvil door furniture. The home is equipped with double glazing and gas-fired central heating throughout, ensuring comfort in every season. To fully grasp the excellence of this superb home, an internal inspection is highly recommended.

Grassington stands out as one of the most sought-after villages in the Dales, boasting a vibrant local community and serving as a focal point for those exploring the breathtaking landscapes of the Yorkshire Dales National Park, particularly scenic Wharfedale. Positioned just nine miles north of Skipton, Grassington offers a diverse range of local shops, characterful pubs, restaurants and a Town Hall which hosts various events throughout the year. Additionally, the village has two primary schools and a health centre, while Threshfield is home to the Upper Wharfedale Secondary School and Upper Wharfedale Rugby Union Club, both merely a mile away.



## 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			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	

