



High Bank, Threshfield, Skipton, BD23 5BU

Asking Price £554,950

- THREE BED DETACHED BUNGALOW
- FABULOUS VIEWS
- PRIVATE DRIVEWAY
- HIGHLY SOUGHT AFTER AREA
- CENTRAL HEATED/DOUBLE GLAZED
- GARDENS RUNNING DOWN TO THE RIVER
- CONSERVATORY
- SMALL STORAGE GARAGE/WORKSHOP
- CLOSE TO AMENITIES
- READY TO MOVE INTO AND ENJOY

High Bank, BD23 5BU

A glorious and BEAUTIFULLY PRESENTED THREE BEDROOM, DETACHED BUNGALOW standing in GORGEOUS GARDENS THAT RUN DOWN TO THE RIVER and boast the most SPECTACULAR VIEWS OVER THE RIVER AND COUNTRYSIDE BEYOND. Having the benefit of PRIVATE DRIVEWAY AND SMALL STORAGE GARAGE. So judge this from the road side and you will certainly miss out on what the rear has to offer. The present owners have with care and attention to detail created a FABULOUS EXTENDED HOME which enjoys a CONTEMPORARY FEEL throughout, those who view will be surprised and delighted by the space and quality on offer.



Council Tax Band: D



PROPERTY DETAILS

A glorious and beautifully presented three bedroom, detached bungalow standing in gorgeous gardens that run down to the river and boast the most spectacular views over the river and countryside beyond. So judge this from the road side and you will certainly miss out on what the rear has to offer. The present owners have with care and attention to detail created a fabulous extended home which enjoys a contemporary feel throughout, those who view will be surprised and delighted by the space and quality on offer. With entrance hall, sitting/dining room with large picture windows to both the front and rear enjoying breathtaking views, there are also French doors leading out to the garden. The light and airy well equipped kitchen opens straight into the conservatory, ideal for enjoying the view. Inner hall leads to master bedroom which enjoys French doors leading straight onto the rear garden, there are two further good size bedrooms and stylish shower room. Outside: with a well-manicured front garden having lawn and mature borders, private driveway leading to garage area (this is only half the size and therefore good for storage or an excellent workshop), side paths lead to the rear where a stunning large decked seating area with balustrade can be found, an ideal space to take in the breathtaking views. There is a lower artificial lawned garden with further natural garden that runs down to the river.

Threshfield is surrounded by stunning countryside within the Yorkshire Dales National Park and handily placed for the bustling market town of Skipton and the picturesque Dales village of Grassington.

For those looking for a bungalow that is beautiful both on the inside and out, ready to move into and enjoy, then take a look at this.

Briefly the central heated and double glazed accommodation comprises;

Panelled and glazed door into;

L SHAPED ENTRANCE HALL

With oak flooring, oak effect doors, built in cupboard with shelving, ceiling cornice, recessed lighting.

SITTING/DINING ROOM

24'8 x 13'9

a stunning room with large picture windows to both elevations, the rear having breath-taking views over open countryside and down towards the river, the sitting area has a contemporary floating recessed gas fire and oak flooring, the dining area has French doors leading to the side garden, there are two ceiling lights and ceiling cornice.

BREAKFAST KITCHEN

11'1 x 10'4

with a stunning Adams Tebb kitchen featuring a selection of ivory wall and base units with concealed lighting beneath, contemporary sink and drainer unit with Puta style mixer tap, granite effect work surfaces over with ceramic tiling above, breakfast bar, built in separate double electric oven and microwave, four ring gas hob with stainless steel canopy over

housing the extractor fan, integral fridge, freezer, dishwasher and washer/dryer and finished with Amtico flooring. The kitchen opens into a fabulous conservatory which make the rooms light bright and airy.

CONSERVATORY

11'10 x 10'11

with magnificent views over open countryside and the river, French doors leading to the garden.

BEDROOM ONE

12'10 x 11'4

a delightful room to the rear enjoying French doors and stunning views, built in wardrobe, ceiling cornice, ceiling light.

BEDROOM TWO

14'10 x 8'5

with a range of built in wall to wall modern wardrobes, views over the front garden, ceiling cornice, ceiling light.

BEDROOM THREE

8'6 x 8'6

ceiling cornice, ceiling light.

LUXURY SHOWER ROOM

Containing a three piece white suite comprising; double walk in shower cubicle with thermostatically controlled shower over, floating wash hand basin together with low suite W.C., heated chrome towel rail, ceramic tiling to the walls and floor, underfloor heating, recessed lighting.

OUTSIDE

To the front of the property is a well-manicured mature garden with private driveway leading to an adjoining garage which is only half the size and therefore only used for storage, this provides power and light and houses the Worcester combination boiler (approx. 2 years old) and has an up/over door. There are pathways down either side of the property which in turn leads to a breath-taking view and landscaped garden having large decked area with balustrade, lower artificial lawn and pebbled areas. A large part of the garden remains unlandscaped and runs down to the river.



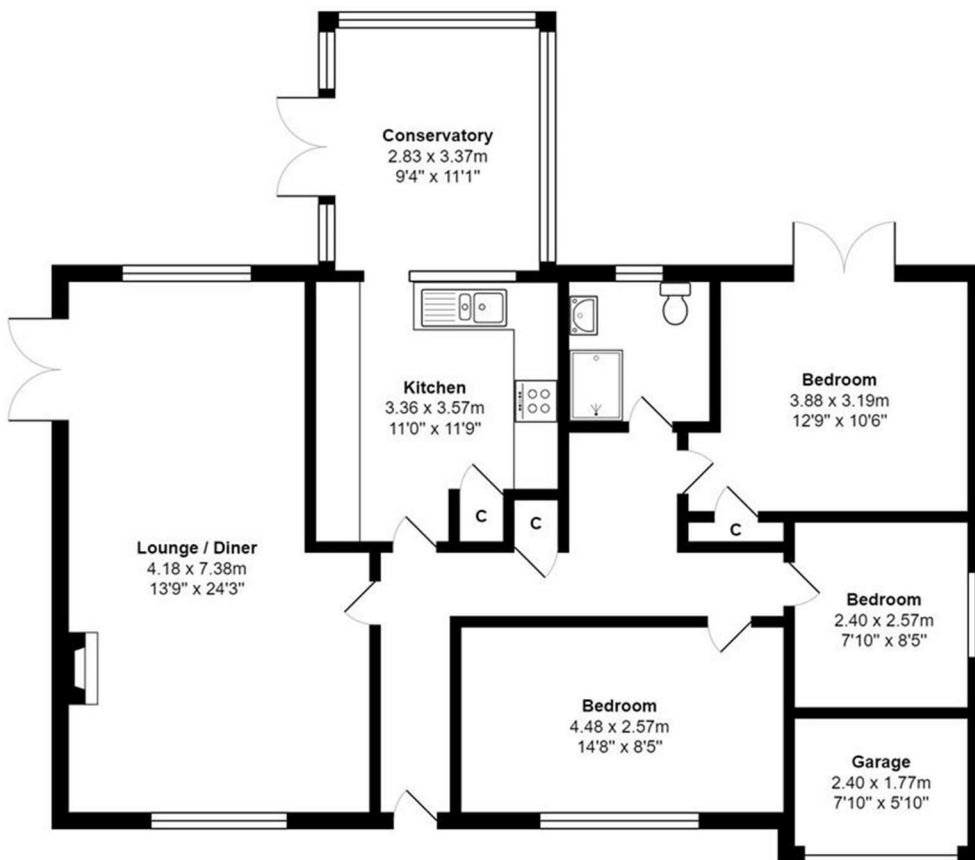
Viewings

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 | | | |
| (81-91) B | | | 80 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor

Total Area: 103.4 m² ... 1113 ft²

All measurements are approximate and for display purposes only