



## Badger Gate, Threshfield, Skipton, BD23 5EN

**Asking Price £425,000**

- THREE BED LINK DETACHED
- GROUND FLOOR W.C
- DOUBLE GARAGE
- CUL DE SAC SETTING
- AMPLE PRIVATE PARKING
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- HOUSE BATHROOM WITH SEPARATE SHOWER ROOM
- SCENIC PRIVATE GARDENS TO SIDE AND REAR
- CLOSE TO AMENITIES

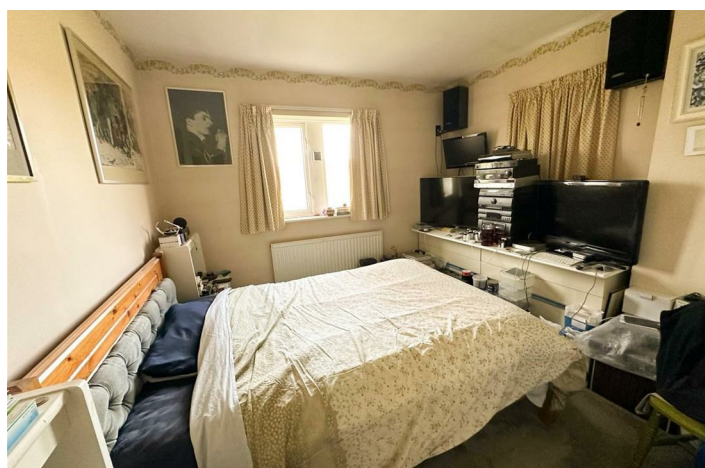


# Badger Gate, Threshfield, Skipton BD23 5EN

An enticing opportunity presents itself with this SUBSTANTIAL THREE DOUBLE BEDROOM STONE LINKED DETACHED PROPERTY, boasting DOUBLE GARAGE, SCENIC GARDEN TO REAR AND SIDE and 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: C

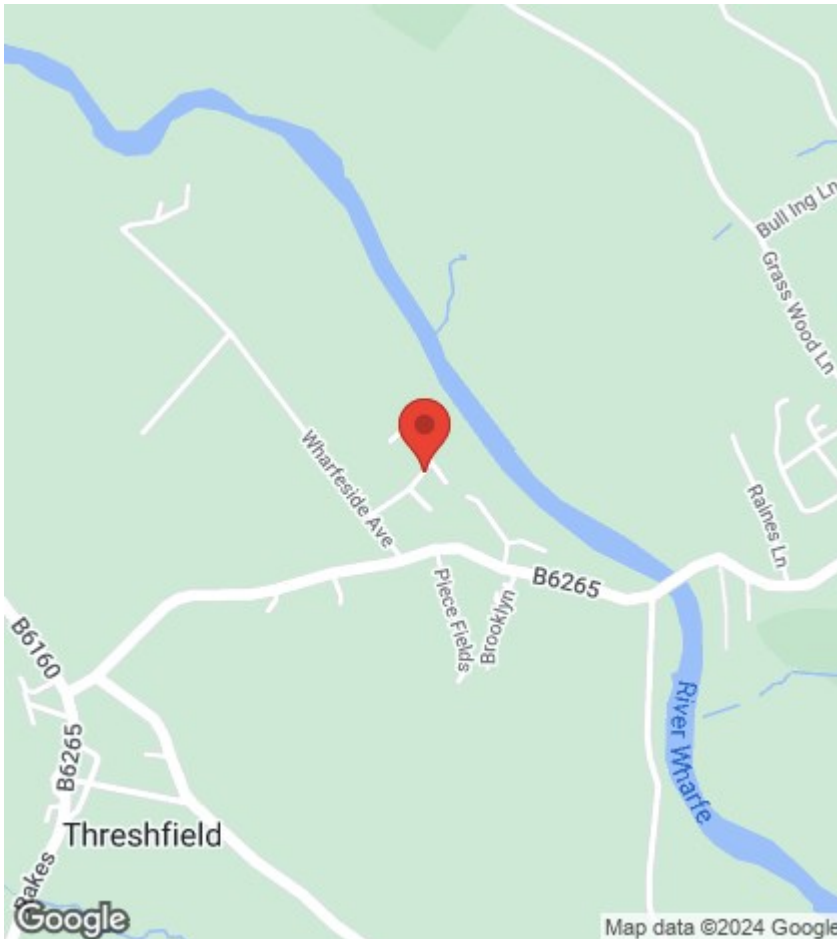


## PROPERTY DETAILS

An enticing opportunity presents itself with this substantial three-bedroom stone linked detached property, 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, comprising; entrance hall, W.C, kitchen with dining area, boasting side and rear elevation windows, patio doors opening into the conservatory and rear garden and rear access door leading into the double garage. Additionally, a spacious sitting room completes the ground floor. The first floor offers three generously proportioned double bedrooms and a spacious house bathroom featuring a four-piece suite and a separate shower room. Outside, the property enjoys scenic mature private gardens to both the side and rear, ample private parking, and an attached double garage equipped with a recently installed gas central heating boiler, alongside power, light, and up & over doors.

Situated in the highly sought-after residential development of Badger Gate, this property enjoys a pleasant setting just off Wharfeside Avenue, in proximity to open countryside and the river Wharfe within the picturesque Yorkshire Dales National Park. Everyday amenities in Threshfield and the larger village of Grassington are within walking distance with doctors, dentists and excellent primary and secondary schools.

For those seeking a tranquil location with spacious accommodation and easy access to superb amenities, this property is worthy of consideration.



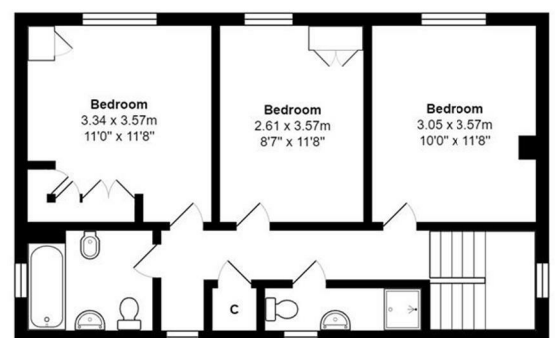
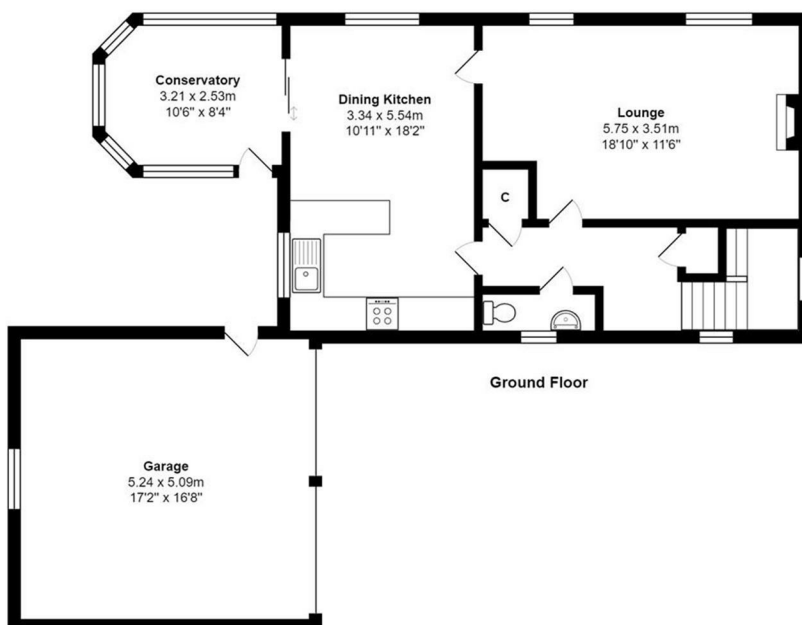
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 110.6 m<sup>2</sup> ... 1191 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only