



10 Raines Lea, Grassington, Skipton, BD23 5LZ

Asking Price £179,000

- ONE BED FIRST FLOOR APARTMENT
- SINGLE GARAGE WITH POWER
- CONVENIENTLY APPOINTED
- CHAIN FREE
- DOUBLE GLAZING
- STAIR LIFT AND WHITE GOODS
- OFF ROAD PARKING
- BEAUTIFUL VIEWS
- ELECTRIC STORAGE HEATERS
- EARLY VIEWING RECOMMENDED

# 10 Raines Lea, Grassington, Skipton BD23 5LZ

Nestled just out of the centre of Grassington is this wonderful, CHAIN FREE, ONE BEDROOM, FIRST FLOOR APARTMENT (with stair lift if required), that has been TASTEFULLY DECORATED with STYLISH FLOORING throughout, an ideal choice for those DOWNSIZING OR THE RETIREMENT MARKET. The property also offers a SINGLE GARAGE and ADDITIONAL STORAGE. Just a short stroll from the centre yet surrounded by beautiful countryside and enjoying lovely far-reaching views.



Council Tax Band: B



## **PROPERTY DETAILS**

Nestled just out of the centre of Grassington is this wonderful, chain free, first floor apartment that has been tastefully decorated with stylish flooring throughout, an ideal choice for those downsizing or the retirement market. A short stroll from the centre yet surrounded by beautiful countryside and enjoying lovely far-reaching views. As you approach you will see the well-kept gardens with easy access into the communal entrance hall which also gives access to the rear. This has a staircase with stair lift (if required) upto the first floor, on the landing to the side of the front door is a large walk in storage cupboard, the light and bright apartment enjoys an entrance hall which leads to the generous sitting room with dual aspect windows enjoying fabulous views. There is a well-equipped kitchen with free standing white goods if required and a spacious double bedroom and modern bathroom. The apartment also comes with a single garage providing power and light, further parking and outside storage. Situated approximately nine miles north of Skipton, Grassington is a highly sought-after village nestled within the Yorkshire Dales National Park. Offering a range of local amenities, including shops, pubs, and eateries, the village is surrounded by the stunning countryside of Upper Wharfedale. Properties of this calibre are rarely available in this desirable location, hence early viewing is highly recommended.

## **ADDITIONAL INFORMATION**

Leasehold is for 999 years from 1984.

Service charge approx. £950 p/a

ground rent £50 p/a



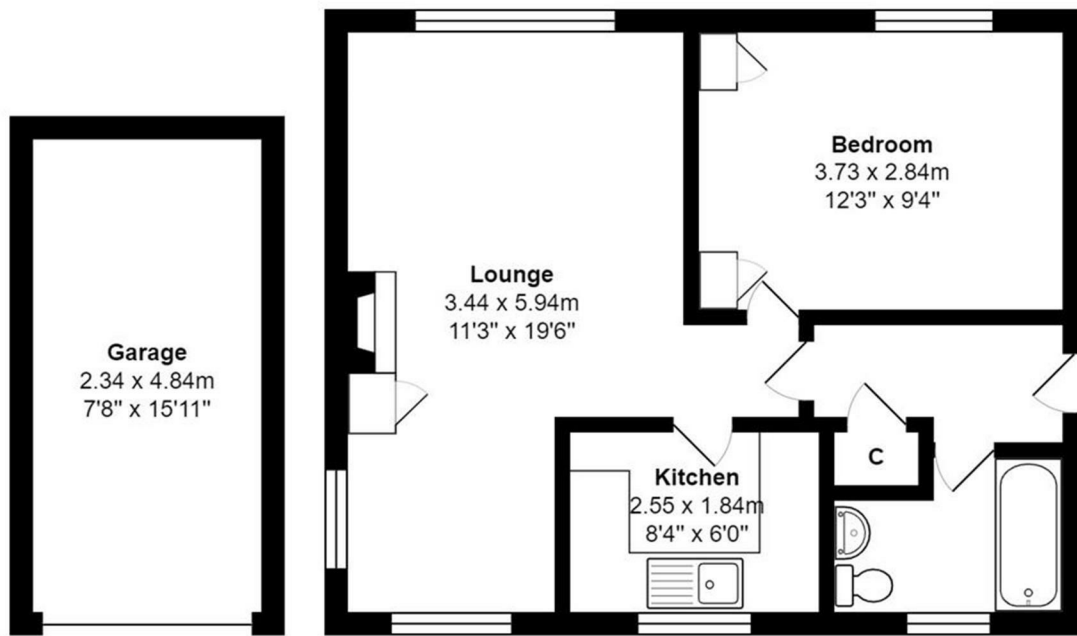
## Viewings

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) A			
(81-91) B			
(69-80) C		75	81
(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	



Ground Floor

Total Area: 43.5 m<sup>2</sup> ... 469 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only