



## 51b Main Street, Grassington, Skipton, BD23 5AA

Asking Price £435,000

- THREE DOUBLE BEDROOM MAISONETTE
- LUXURY SHOWER ROOM AND BATHROOM
- FABULOUS VIEWS
- VIEWING A MUST
- PRIVATE SOUTH FACING GARDEN
- STUNNING WELL EQUIPPED KITCHEN
- SOUGHT AFTER SITUATION
- EXTREMELY SPACIOUS
- FULL OF CHARACTER
- CLOSE TO AMENITIES



Ground Floor

First Floor

Total Area: 113.4 m<sup>2</sup> ... 1221 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### 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>	72	73
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C