



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

Offers In The Region Of £425,000

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

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Judge this home from the outside and you will certainly miss out on what lies beyond. THE PROPERTY IS AN ABSOLUTE JOY and may appear every inch the traditional Dales home on the outside, but the INTERNAL TRANSFORMATION has to be seen and first impressions will not fail to impress. This THREE DOUBLE BEDROOM, DUPLEX APARTMENT is EXTREMELY SPACIOUS and enjoys FABULOUS VIEWS. It is INVITING, PEACEFUL, AND ABUNDANT WITH CHARACTER. Discover the perfect home, weekend retreat, or holiday let. You can step from the door and stroll to a variety of excellent country pubs, restaurants, cafes, and shops with a whole host of wonderful walks on the doorstep.



Council Tax Band: B



PROPERTY DETAILS

Judge this home from the outside and you will certainly miss out on what lies beyond. This property is an absolute joy and may appear every inch the traditional Dales home on the outside, but the internal transformation has to be seen and will not fail to impress. This first floor, three double bedroom, duplex apartment is extremely spacious and enjoys fabulous views. It is inviting, peaceful, and abundant with character. Discover the perfect home, weekend retreat, or holiday let. You can step from the door and stroll to a variety of excellent country pubs, restaurants, cafes, and shops with a whole host of wonderful walks on the doorstep.

Briefly comprising: steps up to the entrance with a large foyer currently offering superb storage, but which could provide office space if required, leading into a magnificent living/dining room with feature ceiling, exposed beams, and open return staircase leading to the first floor. An archway with step down to a stunning sitting room with feature fire and ceiling. From the living/dining room is the stunning well-equipped kitchen with built-in appliances. This floor also offers a fabulous master bedroom with two side elevation windows looking down the picturesque cobbled street, in addition is a luxury shower room and dressing area. The return staircase with half landing takes you to the next level which provides a spacious landing with seating area, another fabulous bedroom with the same views as the master and a good size double, there is also a very stylish house bathroom.

Outside: you will find a delightful Yorkshire stone flagged, south facing, garden with pretty pots and seating area ideal for a glass of wine.

A perfect home, holiday let, or weekend retreat which also provides space in which to work from home. This is why we strongly recommend early viewing.

ADDITIONAL INFORMATION

There is a leasehold agreement in place with the owners of the ground floor premises which is for an original 999 year term which commenced in 2005 and is subject to a peppercorn rent (if demanded). The freehold of the whole property is however included in the sale of 51b. The lease is subject to certain restrictions on the use of the ground floor and includes joint liabilities for the maintenance of the structure of the building and insurance of the building. A copy of the lease is available for inspection at Wilman and Lodge, 2 Gars Lane, Grassington, BD23 5AT.



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		72	73
(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



First Floor

Total Area: 113.4 m² ... 1221 ft²

All measurements are approximate and for display purposes only