



Quarry Fold High Lane, Grassington, Skipton, BD23 5AY

Asking Price £425,000

- TWO BED DETACHED BUNGALOW
- SOUTH FACING GARDENS
- PANORAMIC VIEWS
- CLOSE TO LOCAL AMENITIES
- POTENTIAL TO EXTEND
- OFF ROAD PARKING
- ELEVATED POSITION
- CHAIN FREE
- RARE TO THE MARKET
- EARLY VIEWING RECOMMENDED

Quarry Fold, High Lane, Grassington, Skipton BD23 5AY

Welcome to this TWO BEDROOM DETACHED BUNGALOW known as Quarry Fold, proudly sitting in an ELEVATED SOUTH-FACING POSITION (in our opinion, one of the best in the town), offering the most BREATHTAKING VIEWS over Grassington and open countryside beyond. With its POTENTIAL FOR EXTENDING and being CHAIN FREE, this home presents a FANTASTIC OPPORTUNITY to create the perfect forever home. WONDERFUL LIGHT-FILLED ROOMS, lawned gardens adjoining open fields, and OFF-ROAD PARKING complete this wonderful opportunity.



Council Tax Band: D



PROPERTY DETAILS

Welcome to this detached bungalow known as Quarry Fold, proudly sitting in an elevated south-facing position (in our opinion, one of the best in the town), offering the most breathtaking views over Grassington and open countryside beyond. With its potential for extending and being chain free, this home presents a fantastic opportunity to create the perfect forever home. Wonderful light-filled rooms, lawned gardens adjoining open fields, and off-road parking complete this wonderful opportunity. Tucked away yet only a short stroll into Grassington centre which has to be one of the Dales National Park's most sought-after areas, offering a fabulous community spirit with a choice of restaurants, pubs, cafes, and shops. Skipton market town is only circa 9 miles away offering rail access into Leeds/Manchester and London.

Step into the charming property through the porch entrance leading into the welcoming L-shaped entrance hall with built-in cloaks cupboard providing access to the rear. To the left is a well-equipped kitchen with superb long distance views, to the right are both bedrooms, the master of course enjoys the best view. Continuing on this leads to the contemporary shower room with triple walk-in shower, further along leads into the living/dining room, with that breathtaking view! The rear of the hallway leads to a lean-to with access into the adjoining storage room.

Outside: The south-facing lawned gardens are ideal for entertaining and morning coffee with a delightful summer house. There are also two parking spaces, generous lawned garden to the side with low maintenance rear garden.

With its stunning views and potential to upgrade and extend, the property offers the perfect blend of comfort and functionality. Don't miss the opportunity to make this your dream home. Contact us to arrange a viewing.



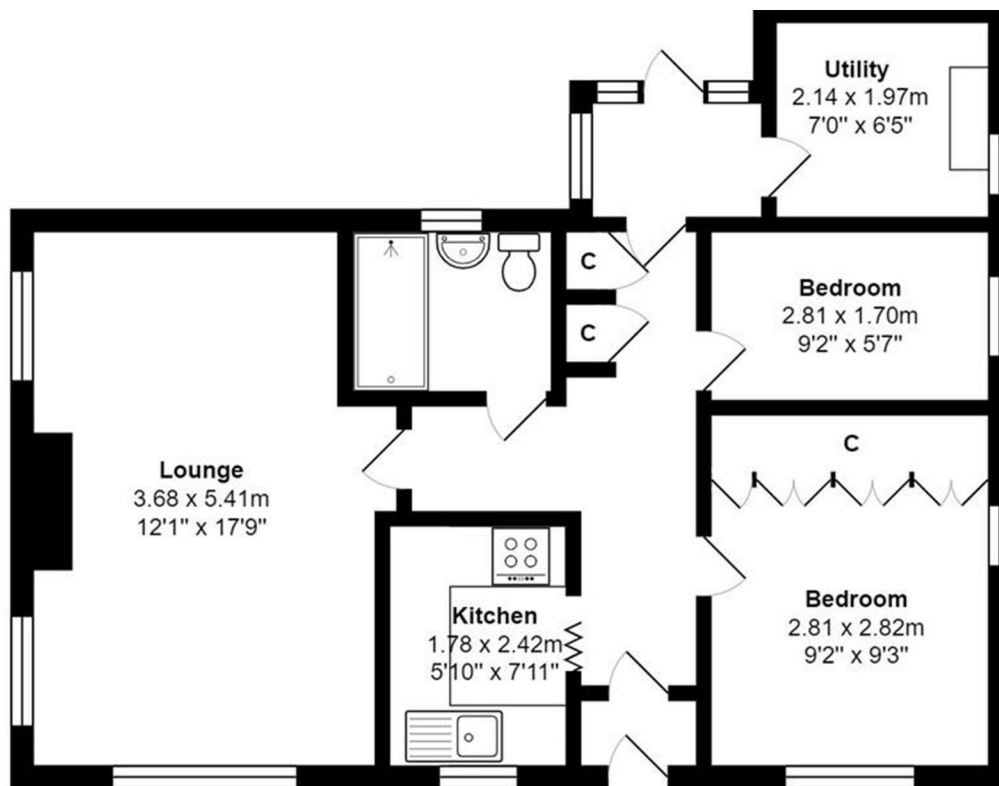
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		60	
(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: 59.4 m² ... 640 ft²

All measurements are approximate and for display purposes only