



South Wood Lane, Grassington, Skipton, BD23 5NA

Asking Price £399,950

- FOUR BED SEMI DETACHED
- INTEGRAL GARAGE
- GARDENS TO FRONT AND REAR
- CLOSE TO AMENITIES
- EXCELLENT SCHOOLS
- DRIVEWAY
- QUIET CUL DE SAC SETTING
- CHAIN FREE
- GOOD TRANSPORT LINKS
- EARLY VIEWING A MUST

South Wood Lane, Grassington, Skipton BD23 5NA

Presenting an IMPRESSIVE, GENEROUSLY PROPORTIONED, SEMI-DETACHED, FOUR-BEDROOM residence NESTLED ON A PRIME PLOT. Having the added benefit of DRIVEWAY AND INTEGRAL GARAGE. The property is ideally situated in a QUIET CUL DE SAC just a SHORT WALK FROM VILLAGE AMENITIES. Cherished by the same family for years, this delightful home exudes a sense of warmth and has been meticulously maintained over time. While it could benefit from some modernisation, it offers all the essentials for a growing family to make their own. This CHAIN FREE opportunity is not to be overlooked.



Council Tax Band: E



PROPERTY DETAILS

Presenting an impressive, generously proportioned, semi-detached, four-bedroom residence nestled on a prime plot. Having the added benefit of driveway and integral garage. The property is ideally situated in a quiet cul de sac just a short walk from village amenities. Cherished by the same family for years, this delightful home exudes a sense of warmth and has been meticulously maintained over time. While it could benefit from some modernisation, it offers all the essentials for a growing family to make their own. This chain free opportunity is not to be overlooked.

With inviting entrance hall having open staircase and convenient built-in storage. The front sitting room boasts a large picture window and a charming stone fireplace, while the living/dining room at the rear features original built-in cupboards and garden views, complemented by a solid fuel fire with a back boiler. The breakfast kitchen, also at the rear, offers a range of fitted units and access to the garden. The first floor offers a spacious landing with a front elevation window framing pleasant views. Uncommonly for this property type, there are four bedrooms, along with a three-piece bathroom suite in white. Outside, the property is surrounded by generous traditional gardens to both front and rear, complete with a driveway leading to an integral single garage with an up-and-over door, as well as convenient side access.

Grassington village stands as one of the most coveted destinations in the Dales, with its vibrant cobbled square hosting pubs, coffee shops, restaurants, and shops. Throughout the year, the village plays host to a variety of events, providing ample opportunities for community engagement. The Grassington hub and Devonshire Institute serve as a central gathering places for locals to stay informed about upcoming activities. For outdoor enthusiasts, the area offers an array of picturesque walking routes. Families will appreciate the excellent schooling options nearby, including the outstanding school in the neighbouring village of Threshfield, as well as comprehensive educational facilities in the picturesque market town of Skipton, approximately nine miles away. Skipton also provides convenient access to train links connecting to Leeds, Bradford, Manchester, and beyond.

A rare find, and certainly requires internal inspection to appreciate the size and potential on offer.



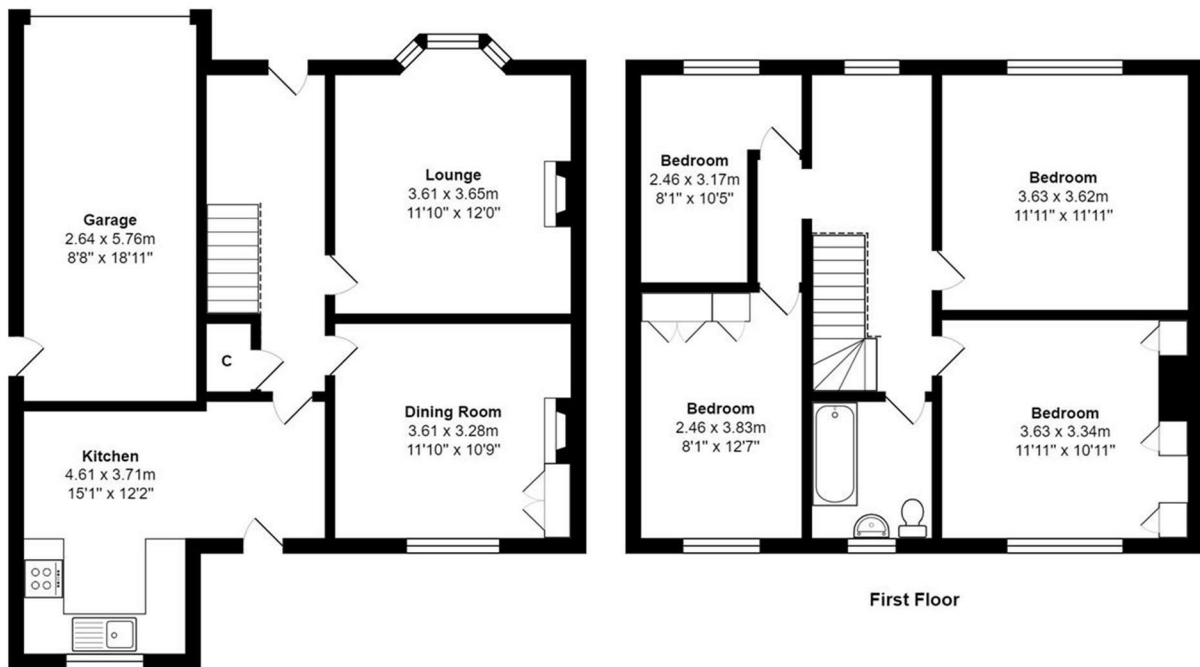
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		52	
(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: 109.2 m² ... 1176 ft² (excluding garage)

All measurements are approximate and for display purposes only