



## Thorpe Fell View, Grassington, BD23 5LN

Asking Price £340,000

- THREE BEDROOM END TERRACE
- LUXURIOUS EN-SUITE SHOWER ROOM
- AMPLE PARKING
- PICTURESQUE VIEWS
- LIVING/DINING KITCHEN
- DETACHED SINGLE GARAGE
- FRONT AND REAR GARDEN
- CLOSE TO AMENITIES



# Thorpe Fell View, Grassington BD23 5LN

Discover a CAPTIVATING FAMILY HOME that has been cherished by its current owners for an impressive 58 years. This REMARKABLE RESIDENCE has evolved with the family's needs, culminating in a TWO-STORY EXTENSION that now offers an expansive FOUR-BEDROOM LAYOUT.



Council Tax Band: C



## PROPERTY DETAILS

Discover a captivating family home that has been cherished by its current owners for an impressive 58 years. This remarkable residence has evolved with the family's needs, culminating in a two-storey extension that now offers an expansive four-bedroom layout. As the children embarked on their own journeys, a thoughtful transformation converted one bedroom into a luxurious en suite shower room, yet remains easily reversible for additional accommodation. Nestled on an unexpectedly generous plot, the property boasts a detached single garage and ample parking, complementing its substantial living space.

Entering through the side garden porch, welcomed by Jack and Jill doors seamlessly connecting the front and rear gardens, you're greeted by the warmth of this inviting abode. Step through the glazed door into a modern kitchen, enjoying picturesque views. The heart of the home unfolds into a splendid living/dining kitchen, featuring an open staircase leading to the first floor. The sitting room delights with dual aspect windows and French doors, inviting abundant natural light indoors. Ascending the open staircase, you're greeted by a spacious landing leading to the master bedroom, boasting wall-to-wall built-in wardrobes and a stylish en suite, perfectly positioned to capitalise on scenic vistas. This room houses the loft access with pull down ladder, power and is part boarded for useful additional storage. Two additional double bedrooms and a well-appointed house shower room complete the upper level.

Nestled in the coveted Grassington, within the Dales National Park, this residence enjoys proximity to a vibrant cobbled square adorned with independent shops, pubs, and restaurants, as well as scenic countryside trails. The bustling market town of Skipton, just 9 miles away, offers excellent educational facilities while neighboring Threshfield boasts a superb primary school, amenities, and a convenient train link to Leeds, Bradford, Manchester, and London. For those seeking a distinguished home with generous living spaces and enchanting gardens, this is an opportunity not to be missed.



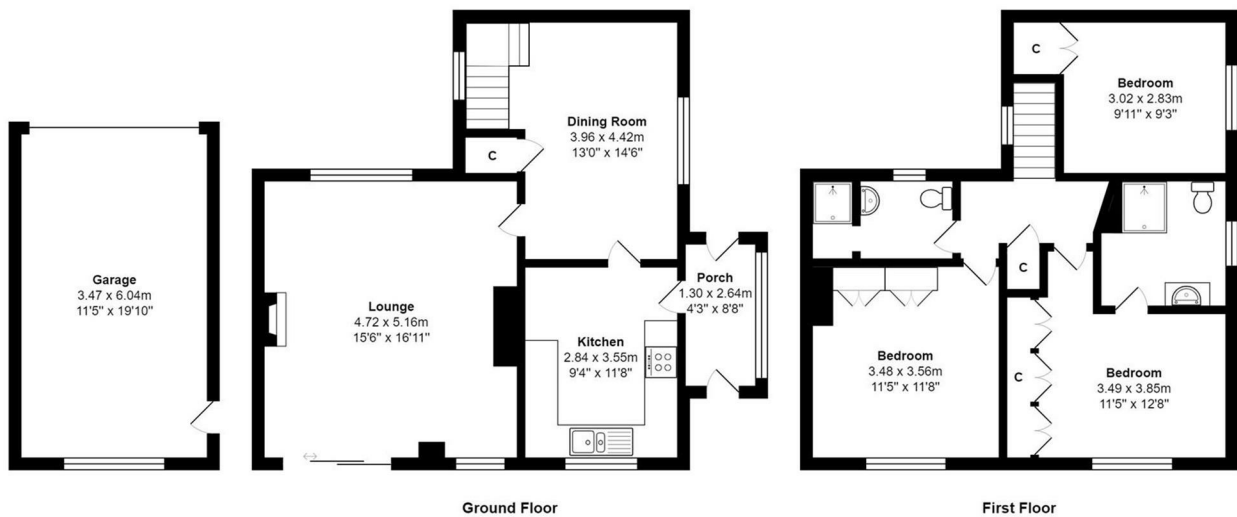
## Viewings

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			
(81-91) B			82
(69-80) C		65	
(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	



Total Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only