



## Sycamore Cottage Chapel Street, Grassington, Skipton, BD23 5BE

**Asking Price £445,000**

- THREE BEDROOM STONE COTTAGE
- OFF ROAD PARKING FOR TWO CARS
- ENSUITE MASTER BEDROOM
- EXCELLENT SCHOOLS
- SCENIC WALKS FROM THE DOOR
- ENCLOSED GARDEN TO FRONT AND SIDE
- DINING KITCHEN
- CLOSE TO VILLAGE AMENITIES
- GOOD TRANSPORT LINKS
- EARLY VIEWING A MUST

# Sycamore Cottage Chapel Street, Skipton BD23 5BE

Nestled in the CHARMING YORKSHIRE DALES VILLAGE, this TRADITIONAL STONE-BUILT COTTAGE enjoys a PRIME LOCATION within easy strolling distance of the picturesque square and nearby amenities. Boasting WELL-DESIGNED THREE-BEDROOM ENSUITE ACCOMMODATION, the property offers the added benefits of OFF-STREET PARKING and a DELIGHTFUL ENCLOSED GARDEN.



Council Tax Band: Exempt

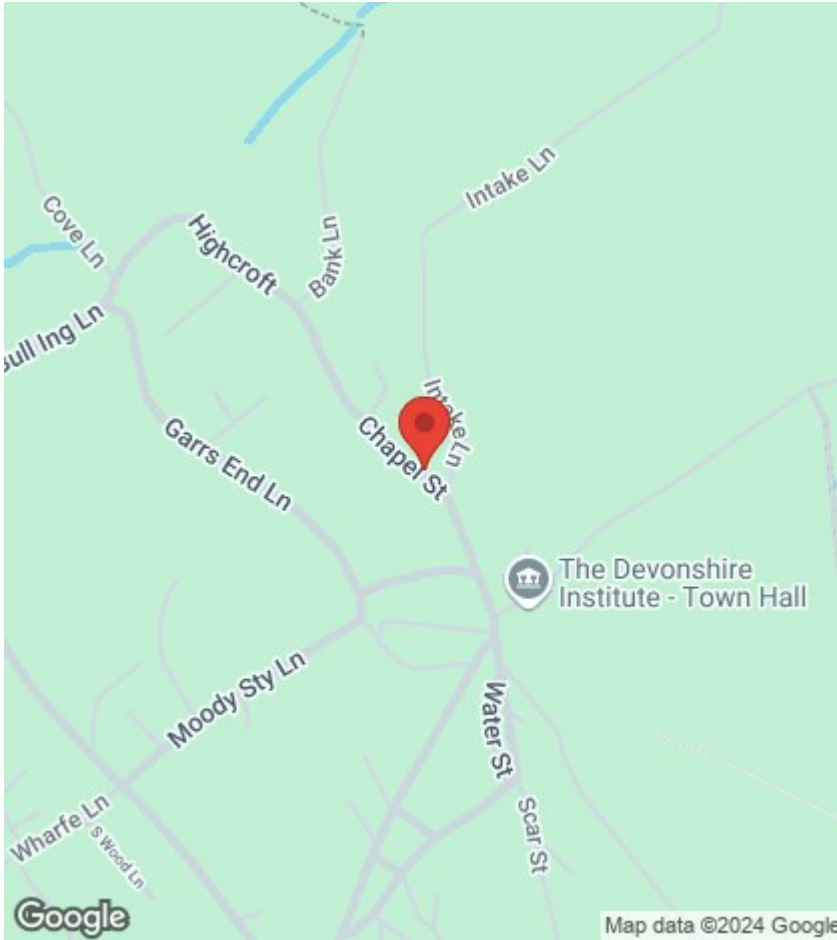


## PROPERTY DETAILS

Nestled in this charming Yorkshire Dales village, a traditional stone-built cottage enjoying a prime location within easy strolling distance of the picturesque square and nearby amenities. Boasting well-designed, three-bedroom ensuite accommodation, the property offers the added benefits of off-street parking and a delightful enclosed garden.

This characterful cottage has a lot to admire. It features a tiled entrance porch, a generously sized dining kitchen with beamed ceiling and tiled flooring, having useful understairs storage with plumbing for a washing machine. A cosy sitting room with beamed ceiling, feature stone wall and wood burning stove set into a recessed stone surround. Ascending the staircase from the hallway leads you to the first floor, with landing area having a tall double glazed window, a master bedroom with en suite shower room, two additional bedrooms, and house bathroom complete with three-piece suite. Outside, there's a well-proportioned, attractive enclosed garden to front and side with shed and flagged area and gravel off-road parking for two cars.

Grassington shines as one of the most desirable villages in the Dales, renowned for its lively local community and as a hub for adventurers exploring the stunning landscapes of the Yorkshire Dales National Park. Situated just nine miles north of Skipton, Grassington offers an array of charming local shops, characterful pubs and restaurants. Its Town Hall hosts various events throughout the year, adding to the village's vibrant atmosphere. In addition to two primary schools and a health centre, Threshfield is nearby, boasting the outstanding Upper Wharfedale Secondary School and the popular Upper Wharfedale Rugby Union Club.



## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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: 94.0 m<sup>2</sup> ... 1011 ft<sup>2</sup>

All measurements are approximate and for display purposes only