



10 Linton Falls, Linton, Skipton, BD23 6BQ

Asking Price £550,000

- THREE BED SEMI DETACHED
- UTILITY ROOM
- LUXURY SHOWER ROOM
- SOUGHT AFTER AREA
- YORKSHIRE DALES NATIONAL PARK
- GARDENS TO FRONT AND REAR
- GROUND FLOOR W.C
- READY TO MOVE INTO
- SCENIC SURROUNDINGS
- VIEWING A MUST

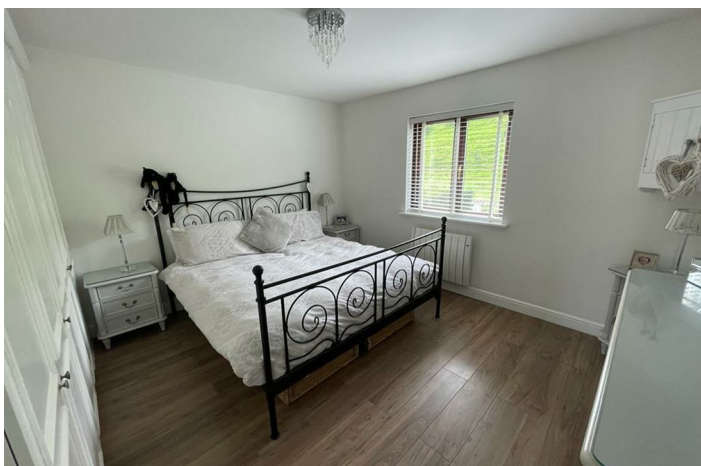


# Linton Falls, Linton, Skipton, BD23 6BQ

Wilman and Lodge are thrilled to present this CHARMING THREE-BEDROOM STONE-BUILT SEMI-DETACHED home to the market. THOUGHTFULLY DESIGNED with a CONTEMPORARY LAYOUT, the owners have infused the space with creative flair and impeccable attention to detail. Outside, the property boasts a BLOCK-PAVED DRIVEWAY and a BEAUTIFULLY ENCLOSED, LOW-MAINTENANCE REAR GARDEN. SURROUNDED BY BREATHTAKING COUNTRYSIDE AND THE PICTURESQUE FALLS this one is not to be missed!



Council Tax Band: E



## PROPERTY DETAILS

Wilman and Lodge are thrilled to present this charming three-bedroom stone-built semi-detached home to the market. Thoughtfully designed with a contemporary layout, the owners have infused the space with creative flair and impeccable attention to detail.

In recent years, the garage has been converted to enhance the living space, now featuring an inviting entrance hall, a stylish cloakroom, a stunning sitting room with direct garden access, a spacious living/dining room with an open staircase, a modern dining kitchen, a utility room, and a storage room with a mezzanine level. Upstairs, you'll find three generously sized double bedrooms and a luxurious shower room.

Outside, the property boasts a block-paved driveway and a beautifully enclosed, low-maintenance rear garden.

Nestled in the heart of Linton Falls—one of the Dales National Park's hidden treasures—this home is surrounded by breathtaking countryside and the picturesque falls. The nearby village of Grassington offers a vibrant community with a fantastic selection of shops, cafés, bars, and restaurants.

If you're seeking a stunning home in an idyllic village setting, this property is a must-see.



Viewings

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

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC