



Fair View, Old North Cote, Kilnsey, Skipton, BD23 5PT

Asking Price £299,950

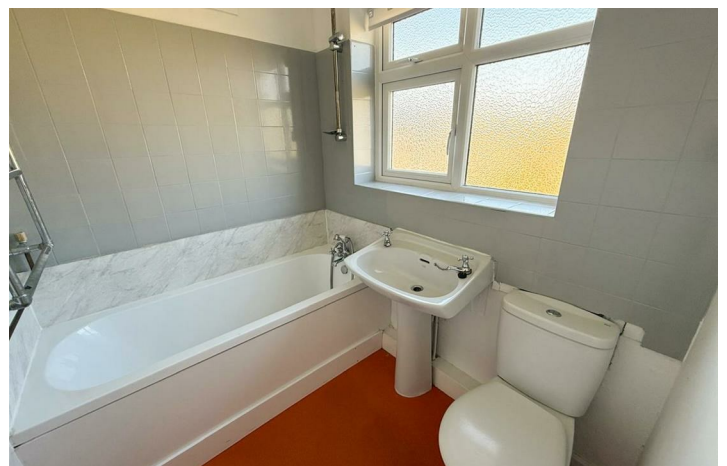
- THREE BED SEMI DETACHED
- AMPLE ON SITE PARKING
- FABULOUS VIEWS
- EXCEPTIONAL VALUE FOR MONEY
- GENEROUS FRONT AND REAR GARDENS
- ADDITIONAL UNDERCOVER PARKING
- HEART OF THE YORKSHIRE DALES
- EARLY VIEWING A MUST

Fairview, Old North Cote, Kilnsey, Skipton, BD23 5PT

Fair View is a beautifully located, SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME, perfectly positioned to showcase STUNNING VIEWS OF KILNSEY CRAG to the front and rolling countryside to the rear. Once part of a working farm, this charming property now stands as an independent residence, PROVIDING A TRANQUIL, SEMI-RURAL RETREAT IN THE HEART OF THE YORKSHIRE DALES. For those looking for a peaceful yet well-connected village setting, early viewing is highly recommended.



Council Tax Band: B



PROPERTY DETAILS

Fair View is a beautifully located, spacious three-bedroom semi-detached home, perfectly positioned to showcase stunning views of Kilnsey crag to the front and rolling countryside to the rear. Once part of a working farm, this charming property now stands as an independent residence, providing a tranquil, semi-rural retreat in the heart of the Yorkshire Dales. For those looking for a peaceful yet well-connected village setting, early viewing is highly recommended.

Designed with light-filled and well-proportioned living spaces, the property welcomes you with a bright entrance hall, where an open staircase leads to the first floor. The cosy sitting room boasts an inviting open fire, creating a warm and comfortable atmosphere while framing picturesque views of Kilnsey Crag through its windows. Moving through, the home opens into a spacious and modern living/dining kitchen, an ideal space for both family life and entertaining. This area features another open fire and a well-equipped kitchen, thoughtfully positioned to take full advantage of the stunning countryside scenery. A side porch with a built-in cupboard provides additional storage and convenience.

Ascending to the first floor, a generous landing leads to three well-sized bedrooms, each offering captivating views of the surrounding landscape. A stylish and well-appointed house bathroom completes this level.

Outside, the property benefits from a private driveway with ample on-site parking to the side, along with generous gardens to both the front and rear—perfect for those who appreciate outdoor space and fresh country air. There is also an additional parking area for further convenience.

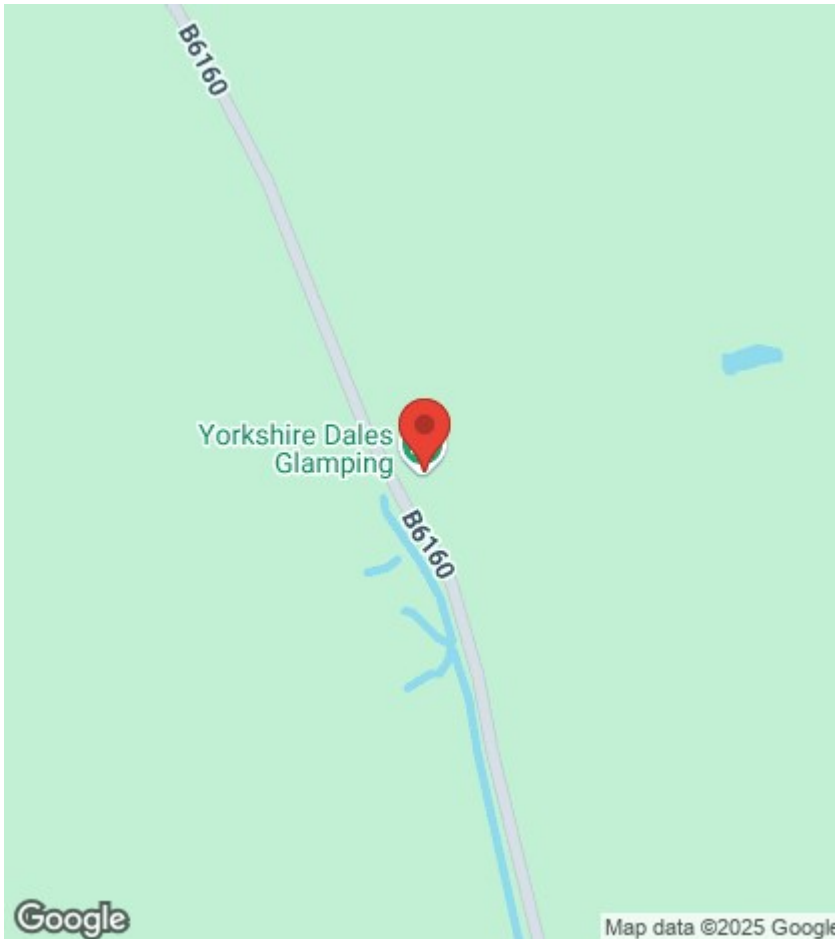
Situated just outside the village, Fair View enjoys a peaceful setting while still being within walking distance of the local pub and a short drive to the charming village of Grassington, which offers a variety of everyday amenities. The village of Kilnsey is renowned for its annual Kilnsey Show, a much-loved event that draws visitors from near and far. With scenic walks right on the doorstep and the market town of Skipton providing excellent transport links and further amenities, this home offers the perfect balance of countryside tranquillity and accessibility.

For those seeking a spacious home with breathtaking views and outstanding value, Fair View is an opportunity not to be missed.

ADDITIONAL INFORMATION

There is no gas to the village.

What3words: ///latitudes.regulate.delays



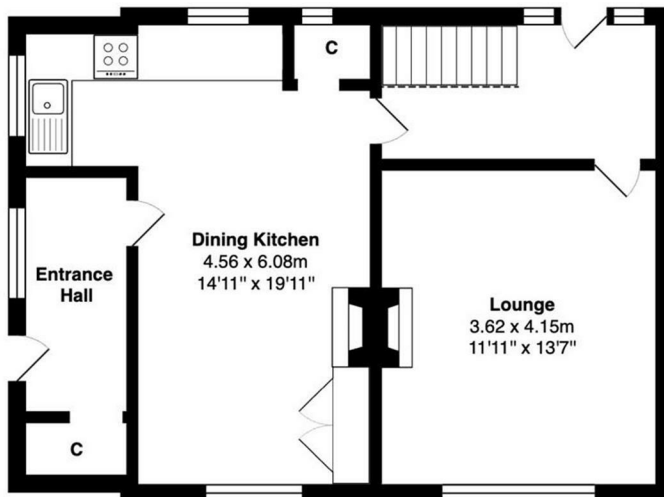
Viewings

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

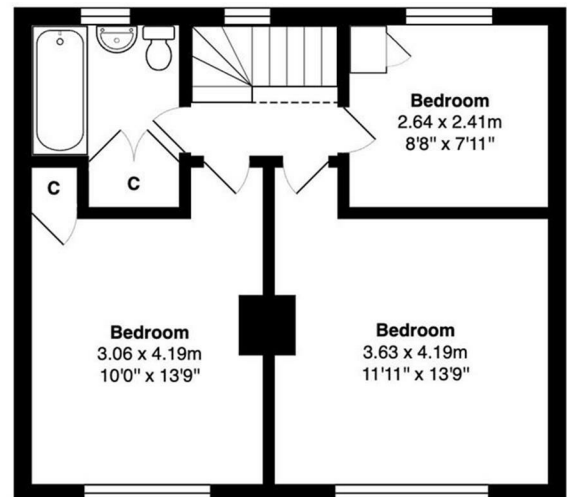
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(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: 91.9 m² ... 990 ft²

All measurements are approximate and for display purposes only