



3 Hardy Meadows Grassington, BD23 5LR

Guide Price of £329,950

A VERY ATTRACTIVE SEMI-DETACHED FAMILY HOME which has been successfully extended to now offer high quality and EXTREMELY SPACIOUS accommodation. Centrally heated and double glazed, this excellent property includes four bedrooms, ground floor shower room/utility and house bathroom, reception room leading through to rear conservatory and a superb fitted kitchen. Other noteworthy features include on-site parking for several vehicles, integral garage used for storage plus mature enclosed front garden with decked area and raised decking to the rear enclosed with timber fence.

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- PARKING FOR SEVERAL CARS
- CONSERVATORY
- UTILITY / SHOWER ROOM



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The property enjoys a pleasant position within walking distance of the picturesque village square. Grassington is a picture postcard village in the heart of the Yorkshire Dales National Park offering excellent local facilities. Set amongst the magnificent limestone scenery of Upper Wharfedale it offers a wide range of outdoor leisure pursuits. There is a rich tapestry of flower-filled meadowland, high fells, heather moors and broad-leaved woodland, all scattered with stone barns, waterfalls and an abundance of drystone walls. Nevertheless Grassington lies within 10 miles of Skipton with the highly regarded Ermysteds Grammar School and Skipton Girls High School. Wharfedale School just down the road also offers excellent results and sports facilities. Grassington itself has an abundance of shops including butchers, grocers, mini-market, clothes, produce, excellent pubs, and restaurants.

To fully appreciate this wonderful family home a more detailed inspection is most certainly recommended and briefly comprises:

GROUND FLOOR

ENTRANCE PORCH

with PVC and double glazed entrance door and timber inner door leading to the

ENTRANCE HALL

with 'Bamboo' floor covering and under stairs storage, open staircase leading to the ground floor utility and dining room.

DINING ROOM

13' 7" x 10' 0" (4.14m x 3.05m) with uPVC double glazed window overlooking the front garden and finished in oak flooring, feature stone archway leading through to the sitting room.

SITTING ROOM

13' 3" x 11' 9" (4.04m x 3.58m) with living flame gas fire set in an Italian limestone surround, hand crafted oak storage cupboards and TV stand, carpet flooring and doors leading out to the conservatory at the rear.

CONSERVATORY

10' 3" x 9' 4" (3.12m x 2.84m) with under floor heating, tiled flooring and uPVC door leading out to the rear garden area.

KITCHEN

20' 6" x 10' 1" (6.25m x 3.07m) with quality high gloss base and wall units with granite effect work surfaces over, sink with drainer and mixer tap, integrated dishwasher, Leisure duel fuel Range master with canopy over and extractor hood, laminate tiled flooring and access into garage storage.

REAR ENTRANCE HALL

with utility area, ceramic tiled floor, provision for automatic washing machine and tumble dryer, stainless steel sink with mixer tap, uPVC and double glazed entrance door leading out to the rear of the property. There is also a shower room with low suite WC, wash hand basin, shower cubicle with glass screen and thermostatic shower, ceramic tiled floor.

FIRST FLOOR

LANDING

with stair case access to the loft area which has been partially boarded and has a Velux window.

BEDROOM ONE

20' 6" x 9' 8" (6.25m x 2.95m) with two Velux windows to front and rear elevation, enjoying long distance views across

Wharfedale, under eaves storage and finished in laminate flooring.

HOUSE BATHROOM

With panelled bath with electric shower over and glazed screen, low suite WC and wash hand basin set into a vanity unit, partial ceramic tiling to the walls and floor. Heated chrome towel rail and feature shelving.

BEDROOM TWO

13' 7" x 13' 1" (4.14m x 3.99m) with built in storage cupboard, uPVC double glazed window to the rear elevation and finished in laminate flooring.

BEDROOM THREE

13' 5" x 10' 2" (4.09m x 3.1m) with excellent long distance views

to the front elevation. Built in storage and finished in carpet flooring.

BEDROOM FOUR

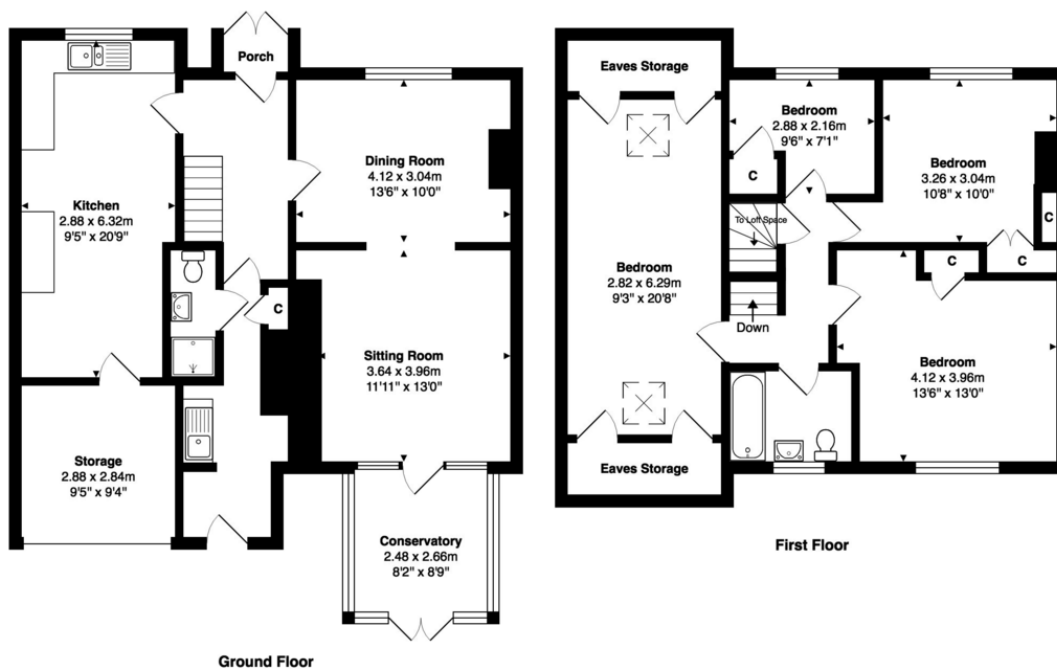
9' 5" x 7' 6" (2.87m x 2.29m) with views to the front elevation.

OUTSIDE

Tarmacadam parking area to the rear for several cars leading to integral garage storage area 10'3 x 9'3 having electric light and power, access from the garage to the living accommodation.

Garden to the front with lawns and borders, enclosed with dry stone wall and timber gate. The rear garden has a raised decking area and enclosed with timber fence to give a great deal of privacy.





Ground Floor

First Floor

Total Area: 152.1 m² ... 1637 ft²

All measurements are approximate and for display purposes only

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements