



**11 Town Head, Grassington, Skipton, BD23 5BL**

**Asking Price £374,950**

- THREE DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- GROUND FLOOR W.C
- CLOSE TO AMENITIES
- CHAIN FREE
- SET OVER THREE FLOORS
- OFF ROAD PARKING
- LIVING/DINING KITCHEN
- SOUGHT AFTER AREA
- A MUST SEE PROPERTY

# 11 Town Head, Skipton BD23 5BL

Once you cross the threshold you'll understand why this is such a special home. This exceptional property is spread across THREE BEAUTIFULLY ARRANGED FLOORS and offers far more than just a place to live, it offers a lifestyle. With THREE GENEROUS DOUBLE BEDROOMS, OFF ROAD PARKING, BREATHTAKING PANORAMIC VIEWS, and LIGHT-FILLED, SPACIOUS INTERIORS, this home is perfect for a wide variety of buyers. If you're searching for a stunning home in a TRULY SPECIAL VILLAGE SETTING, this property is simply a must-see.



Council Tax Band: C



## PROPERTY DETAILS

A truly captivating home in the heart of the Dales

Once you cross the threshold you'll understand why this is such a special home. This exceptional, chain free property is spread across three beautifully arranged floors and offers far more than just a place to live—it offers a lifestyle.

With three generous double bedrooms, breathtaking panoramic views, and light-filled, spacious interiors, this home is perfect for a wide variety of buyers, whether you're looking for a peaceful retreat, a stylish family base, or an impressive entertaining space.

Step through the charming stable door into a fabulous open plan living/dining kitchen, where contemporary flooring, a well-appointed kitchen, and a large picture window frame the stunning landscape beyond. This area is designed for both lively family gatherings and intimate dinners with friends.

From here, double doors lead into a wonderfully bright and welcoming living room, complete with a deep bay window, glazed door, and matching glass side panels that open onto the rear garden. A recessed multi-fuel stove adds a cosy focal point, and an open staircase enhances the flow and openness of the home. There is also a useful ground floor W.C.

Upstairs, a spacious first-floor landing leads to two beautifully proportioned double bedrooms, both enjoying far-reaching views over the surrounding countryside. A luxurious four-piece bathroom suite adds a touch of indulgence, and a study area with rear-facing window offers the perfect spot for home working or quiet reading.

The top floor reveals a truly special retreat—a superb, vaulted double bedroom with a feature ceiling and dormer window offering some of the most spectacular views you'll find in the region.

Outside, there's a private parking area to the front and a low-maintenance enclosed garden at the rear, featuring a charming water feature and raised borders, perfect for alfresco dining or simply enjoying the peace and beauty of the setting.

Tucked away in a tranquil corner off Town Head, this home is just a short stroll from the vibrant heart of Grassington village, one of the most beloved locations in the Yorkshire Dales National Park. The village offers an outstanding range of amenities, including pubs, cafés, independent shops and a highly regarded primary and secondary school. Excellent bus services run regularly, and the market town of Skipton, with its rail links and broader shopping options, is just 9 miles away.

If you're searching for a stunning home in a truly special village setting, this property is simply must-see.



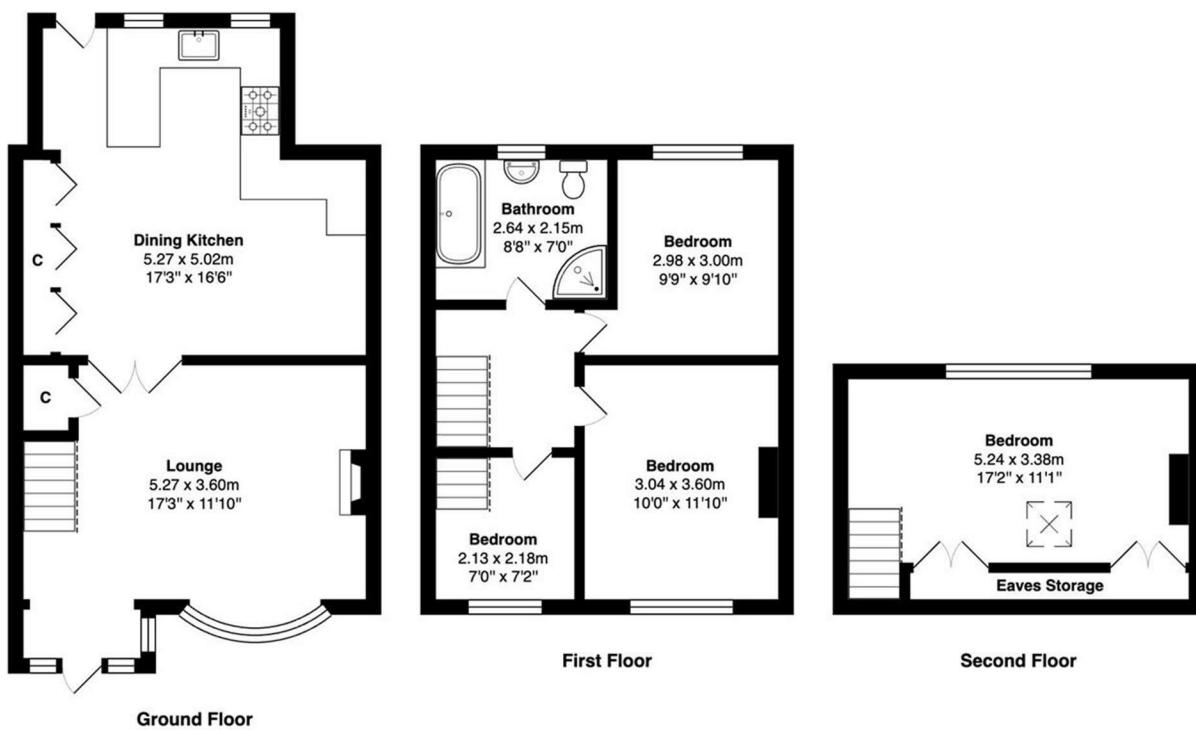
## Viewings

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		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 98.5 m<sup>2</sup> ... 1060 ft<sup>2</sup>

All measurements are approximate and for display purposes only