



wilman&wilman

## 2 PATRICK CLOSE GRASSINGTON



**A MODERN DETACHED FAMILY HOME WITH  
4 DOUBLE BEDROOMS, DRIVEWAY PARKING  
& A DOUBLE GARAGE BEING WITHIN A  
SHORT WALK OF THE VILLAGE CENTRE**

**PRICE: £575,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







**Constructed in attractive random Yorkshire stone by Messrs R N Wooler & Co,** this impressive detached family home covers approximately 1500 sq ft with light & airy rooms of generous proportions including: a welcoming Hallway with Cloakroom, large Dining Kitchen, a very spacious Sitting Room and a versatile Garden Room/Study; being complemented by 4 Double Bedrooms (one with En-Suite) and a House Bathroom.

**Grassington is surrounded by beautiful countryside within the Yorkshire Dales National Park adjacent to the River Wharfe,** being well served by an excellent range of amenities including a Post Office, a convenience store, a medical centre with dentist, independent retailers and a great choice of pubs, cafés & restaurants. There is a highly regarded pre-school, primary and secondary school and the local area is renowned for its stunning scenery with a variety of outdoor pursuits and country walks virtually from the doorstep.

**With the rare advantage of having a garden, Double Garage and driveway parking so close to the village centre,** the property is also offered with no forward chain and in further detail comprises:

Part glazed door to:

**HALL:** 20'0" x 6'5" with open spindled staircase to the first floor.



**DINING KITCHEN:** 25'8" x 12'3" with Worcester combination boiler, range of wall and base units with worktops over, electric oven & 4 ring gas hob with stainless steel extractor hood over, ceramic 1½ bowl sink unit & drainer, integrated fridge freezer, integrated dishwasher, part glazed door to the rear and a very generous **DINING AREA:** 15'0" x 12'3" with wall TV point.



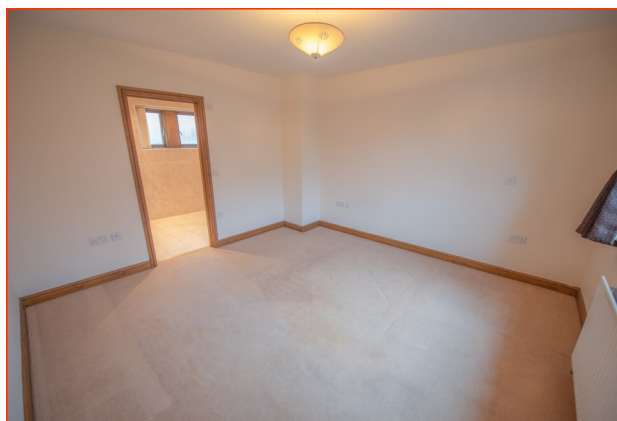
**GARDEN ROOM/STUDY:** 11'6" x 6'7" with part glazed doors to the rear, windows on 3 sides and 2 Velux windows.

**SITTING ROOM:** 20'0" x 12'4" with coal effect gas fire with stone surround & hearth, 3 wall light points, windows to the front & rear and coved ceiling.

#### TO THE FIRST FLOOR

**LANDING:** with roof void access and airing cupboard housing the hot water cylinder.

**BEDROOM 1:** 12'8" x 12'4".



**EN-SUITE:** 8'7" x 6'6" with large corner shower enclosure, low suite w.c, pedestal wash hand basin, tiled walls & floor, chrome ladder towel rail, extractor fan and frosted window.

**BEDROOM 2:** 12'3" x 9'3".

**BEDROOM 3:** 13'0" x 9'3".

**BATHROOM:** 8'7" x 6'0" comprising panelled bath with thermostatic shower over, low suite w.c, pedestal wash hand basin, tiled walls & floor, chrome ladder towel rail, extractor fan and frosted window.



**BEDROOM 4:** 10'2" x 6'6" with useful store cupboard over the stairs.



#### TO THE OUTSIDE

A generous driveway provides private parking for 2 cars and gives access to a:

**DOUBLE GARAGE:** 23'1" x 15'8" with electric up-and-over doors, side door & window, power & light and washer plumbing.

There are majority flagged gardens for ease of maintenance with a low stone walled boundary to the rear backing onto the football field.



**SERVICES:** Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**COUNCIL TAX:** Verbal enquiry reveals that this property has been placed in Council Tax Band G.

**POST CODE:** BD23 5LS

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**VIEWING:** Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

**PRICE:** £575,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)



*Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.*

