



1 PATRICK CLOSE GRASSINGTON



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

PRICE: £450,000 - NO CHAIN

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Constructed in attractive random Yorkshire stone by Messrs R N Wooler & Co, this impressive detached family home covers approximately 1425 sq ft with rooms of generous proportions including: a welcoming Hallway with Cloakroom, large Dining Kitchen, a further Dining Room and a spacious Sitting Room, 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, adjoining 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: 16'2" x 6'4" with staircase to the first floor.

CLOAKROOM: with low suite w.c, wash hand basin and window with frosted glass.

SITTING ROOM: 15'8" x 14'3" with coal effect gas fire and doors to:



DINING ROOM: 14'3" x 10'10" with doors to the garden.



DINING KITCHEN: 22'0" x 11'5" with range of wall and base units with worktops over, oven & 4 ring gas hob with stainless steel extractor hood over, ceramic 1½ bowl sink unit & drainer, integrated fridge freezer, integrated dishwasher, dining area, access to the garage and art glazed door to the driveway.



TO THE FIRST FLOOR

LANDING: with useful store/airing cupboard.

BEDROOM 1: 14'3" x 10'10".



EN-SUITE: 8'6" x 4'11" with large shower enclosure, low suite w.c, pedestal wash hand basin, tiled walls & floor and frosted window.



BEDROOM 2: 14'3" x 10'5".

BEDROOM 3: 12'8" x 8'4".

BATHROOM: 7'7" x 5'7" comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, tiled walls & floor, ladder towel rail and frosted window.



BEDROOM 4: 11'6" x 8'4".

TO THE OUTSIDE

A generous driveway provides private parking for 2/3 cars to the side of:

ADJOINING GARAGE: with up-and-over door, side door & rear window.

The garden is part lawned, flagged & gravelled.



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.

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VISIT OUR WEBSITE: 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.

