



## Hebden Road

Grassington, BD23 5DA

Price £650,000



- Fantastic views across the National Park
- Superb open plan kitchen-dining-living space
- Impressive spa bathroom
- Walks on the doorstep
- 15 mins to Skipton, 30 to Harrogate

- Detached 4 bed family home
- Further separate dining and sitting room
- Ample parking and gardens
- Excellent local schools
- Stroll into Grassington

# Hebden Road

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Price £650,000



Location, location, location. Set in a slightly elevated position, just half a mile out of Grassington on the Hebden Road, this spacious, extended detached property boasts the most spectacular views of the Yorkshire Dales National Park. Set in a south facing position, but with grounds large enough to catch the sun all day and all evening, this superbly maintained property has a rendered external skin set under a pan-tile roof and a large single storey extension to the rear. Having a Villa style feel with tiled floors to the living-kitchen, Mediterranean style bathrooms, outside alfresco dining areas along with soft surfaced sun terrace and extensive landscaped gardens to the rear. This impressive and spacious detached home with the most superb outlook offers in brief;- to the ground floor a large living-kitchen, separate dining room, impressive living room, a double bedroom and a large spa-style bathroom. To the first floor, three further bedrooms, two of which are en-suite and with a house shower room.

## ENTRANCE PORCH

Approached off the front sun terrace via a UPVC door into an entrance porch with double glazed window, tiled floor and a multi-glazed door leading into the living room.

## LIVING ROOM

Of excellent proportions with ample space for a couple of sofas, armchairs and living room furniture all centred around a period-style, open fireplace with a granite hearth and Adams-style timber surround. A beautifully presented room with a feature splay-bay double glazed window with heating radiator below. Having chandelier light fitting, ceiling rose and cornice. Further natural light comes a double glazed window offering tremendous southerly views at the front of the property. Having a further double panel heating radiator, a timber and glazed door leading into the living-kitchen and an open archway into the dining room. A staircase leads up to the first floor landing.

## DINING ROOM

Approached either from the living room or the living-kitchen and with ample space for an eight person dining suite and associated furniture. Being attractively finished with cornice to the ceiling and with tremendous views onto the National Park from a double glazed window with heating radiator below. A pair of hardwood doors lead out of the dining room into the living-kitchen.

## LIVING-KITCHEN

A fantastic, spacious, open-plan living-kitchen being L-shape in layout. Effectively three rooms in one, comprising of a kitchen area, dining area and living area.

## KITCHEN

Featuring a range of bespoke, timber fronted base and wall units with antique-style handles and with high quality granite-effect worktops over, with inset composite sink and mixer / lever tap. A comprehensive range of cupboards and drawers provide excellent storage as well as some glass fronted display areas and a built-in recess into the cupboards for an American-style fridge-freezer. Included in the sale is a Range Master Professional range cooker with two ovens, grill, pan drawers and six halogen hobs. With attractive tiling between the worktops and the wall units, leading to a built-in extractor fan, and featuring a return peninsular unit with further cupboards below providing storage. A centre island incorporating pull-out veg baskets and a wine fridge. Also having an integrated dishwasher, recessed lighting, coving to ceiling and under-heated quarry tile flooring.

## DINING AREA

Open to the kitchen and living area, currently with a circular dining suite providing seating for six people. Being adjacent to a UPVC double glazed door with windows either side, bringing in good natural light to this area as well as access directly to the barbecue and alfresco dining areas. Again with quarry tile flooring which is under-heated, wall mounted television point and a heating radiator.

## LIVING END

With no less than four double glazed windows for good natural light and with the stunning southerly views onto the National Park. An 'every day' sitting area with ample space for a couple of sofas and furniture and being open-plan to the dining kitchen. With cornice to ceiling, French doors into the dining room, and heating radiator.

## REAR HALLWAY

With under-heated quarry tile flooring leading to a UPVC panelled and glazed door onto the rear driveway and gardens. With loft hatch giving access to the roof space, and heading radiator.

## BEDROOM FOUR

The only bedroom on the ground floor. Having a UPVC double glazed window looking out onto the gardens at the rear and with lovely long distance views from side windows. With ample space for a king size bed and side tables along with fitted or free standing furniture and with 2 heating radiators.

## UTILITY ROOM

The 'engine room' of the house with a range of base and wall units with laminate worktops over providing good storage, and ideal for laundry and pets. There is space and plumbing for a washing machine and tumble dryer, and also housing the property's oil fired central heating boiler. With space for hanging coats and storage of out door gear and with natural light from a UPVC double glazed window with autumn leaf glass. Having quarry tile flooring and two sets of adjustable spotlights.

## LUXURY SPA SUITE

This spacious room has a Mediterranean theme throughout with full height travertine tiling with under-heated contrasting tiling to the floor. A double basin vanity area with twin illuminated mirrors, twin basins with mono block lever taps and a contemporary shaped dual flush WC. Opening up to a spa area with a two person Victory spa bath with shower head attachment to the taps. Adjacent to the spa bath is a large wet area including a thermostatic shower valve with monsoon head and with fitted display shelving for towels and toiletries. Natural light is from a UPVC double glazed window with autumn glass and with recessed lighting throughout and a chrome heated towel rail.

## LANDING

With UPVC double glazed window at the head of the stairs for natural light and with a full height cupboard housing the property's hot water cylinder, with linen storage above. A loft hatch with drop down ladder gives access to the roof space which is partially boarded for storage, and there is a panel for the intruder alarm system.

## BEDROOM TWO

A opulent and spacious bedroom with a sitting and bed area. Having ample space for a double bed with side tables, adjacent to a UPVC double glazed window with attractive views onto the rear gardens. With space for fitted or free standing furniture, heating radiator, recessed lighting, two double glazed windows offering lovely views and with an area for a sofa and television.

## HOUSE SHOWER ROOM

Featuring a quadrant shower enclosure with sliding door giving access to a thermostatic shower with adjustable head, Having a dual flush WC and a wall mounted wash basin, both finished in white, and with full height tiling to the walls and floor. Natural light from a UPVC double glazed window with autumn leaf glass, and with an illuminated vanity unit over the basin, recessed lighting, chrome ladder style heated towel rail and an extractor fan.

## BEDROOM THREE

An attractively finished double bedroom with the most stunning views from two UPVC double glazed windows to the side of the property, looking down the Dale towards Grassington. Space for a double bed and furniture, but with a full height built-in wardrobe with cupboards above and a natural recess for a chest of drawers. Having two period-style wall light points and a centre light point, heating radiator, and bi-fold doors into the en-suite shower room.

## ENSUITE SHOWER ROOM

With a 800 x 900 shower enclosure with glass pivot door, full height tiling to the shower area and encompassing a thermostatic shower valve. A modern dual flush WC, full pedestal basin with lever taps and with half tiling to the remainder of this shower room. With recessed lighting, illuminated vanity mirror, extractor fan and heating radiator.

## MASTER BEDROOM

Of fabulous proportions with the most spectacular views from three UPVC double glazed windows, the largest of which gives a panoramic view of the Yorkshire Dales National Park. A large room with a sitting area, space for a king size bed and side tables and also having a walk-in wardrobe. Beautifully decorated and finished and with cornice to ceiling, chandelier style light fitting, recessed lighting and an en-suite shower room.

## ENSUITE SHOWER ROOM.

With bi-fold doors giving access to a shower enclosure with Aqualisa thermostatic shower and period-style WC, and matching vanity wash basin. With full height tiling to the shower enclosure reducing to half height tiling for the remainder, and with natural light from a double glazed window with autumn leaf glass. Having recessed lighting, double panel heating radiator and extractor fan.

## OUTSIDE

To the front of the property there is a large sun terrace stretching the whole width of the plot with gravel effect soft surfacing (ideal for children). Being fully enclosed with a dry stone wall and wrought iron gate and with a feature stone built alfresco dining area comprising of stone bench seating set around a circular table with a water feature in the middle. To the side of the property there are alfresco dining areas to include a barbecue area with UPVC canopy for protection from the sun and the weather. This in turn leads to further hard landscaped areas adjacent to the door into the living-kitchen, the property's oil tank and timber shed. To the rear of the property there is a driveway giving off street parking for three vehicles and with ample further parking on the private lane to this residential area. The rear gardens comprise of mainly hard landscaped area with attractive key block paving and ornamental features as well as a trellis area with flagged pathways, a timber decked area, and a concrete apron ideal for storing a caravan, cars or perhaps a studio or summer house. The gardens get the sun all day long and offer a good level of privacy, and easy to maintain.

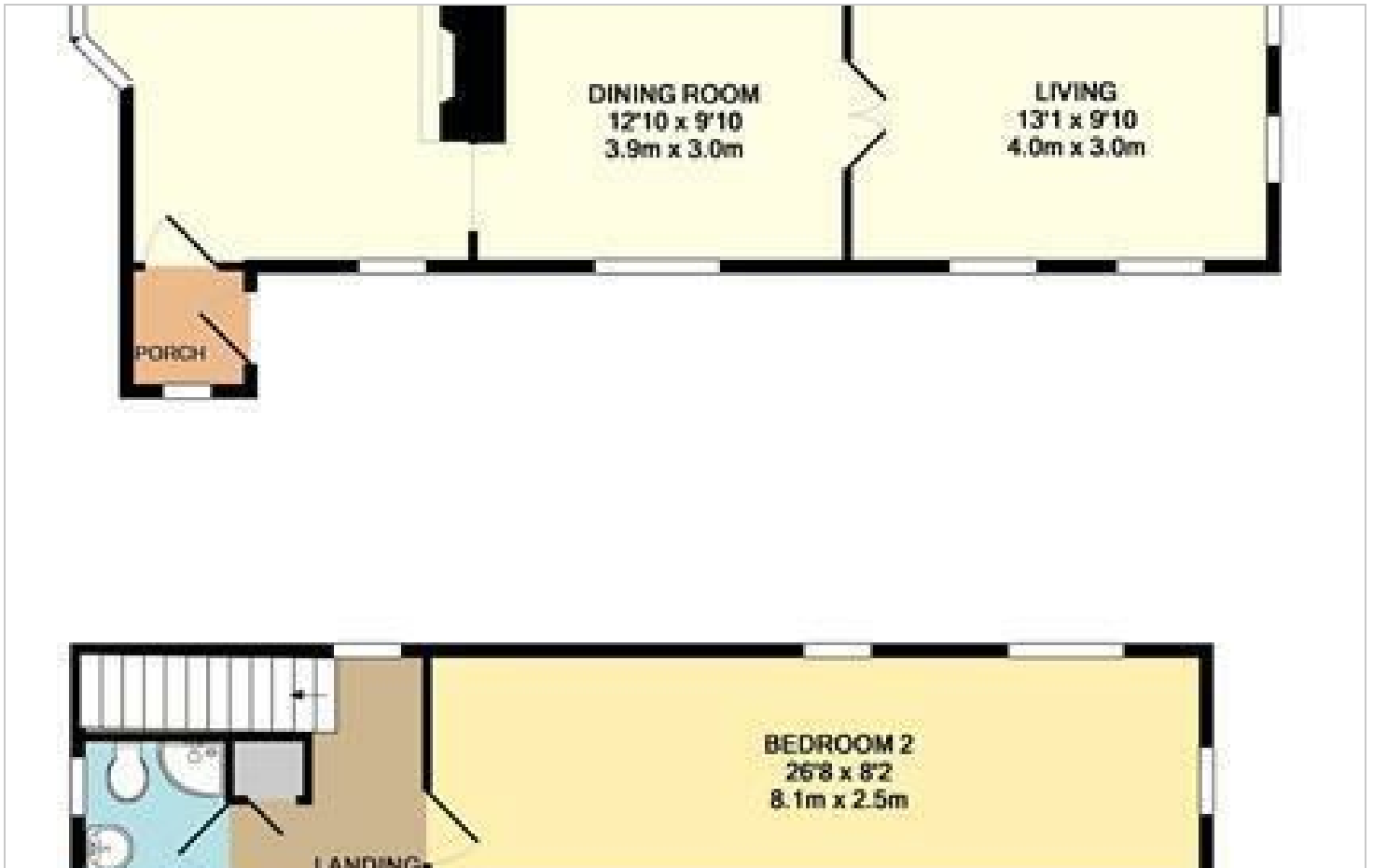
## SERVICES

Mains water, electric and drainage. Oil fired central heating. An intruder alarm system is installed at the property.

## GRASSINGTON

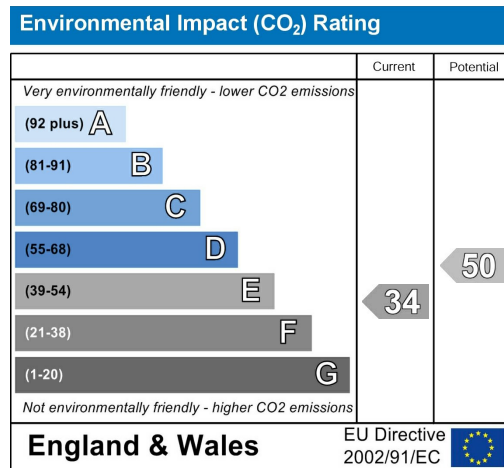
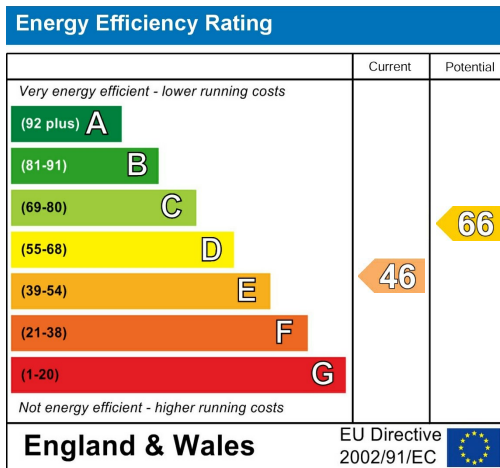
Grassington is a picture postcard village in the heart of the Yorkshire Dales National Park offering excellent local facilities, set amongst the magnificent limestone scenery of Upper Wharfedale and is a hub for local tourism affording a wide range of outdoor leisure pursuits. There is a rich tapestry 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 Ermystedes Grammar School and Skipton Girls High School. However, Wharfedale School just down the road also offers excellent results and sports facilities, along with the village Primary School. Grassington boasts an abundance of shops including butchers, grocers, mini-market, clothes, produce, excellent pubs and restaurants.

# Floorplan





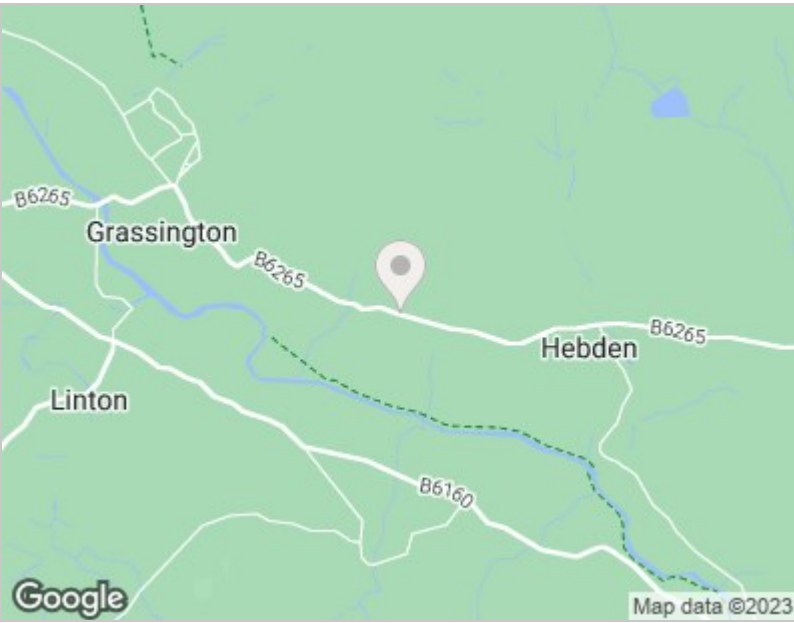
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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