

# HUNTERS®

HERE TO GET *you* THERE

Bridge End, Grassington

Price £520,000

Property Images



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## your home

Introducing our latest technology that delivers a 360° interactive virtual viewing tour.

### How it works



Our technology scans your property



It's ready to view in hours



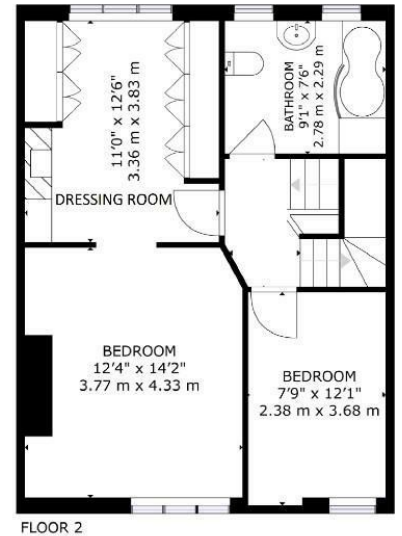
Viewed on website, mobile phones and more



Our highly trained property team and this innovative 360° interactive virtual viewing tour is perfect to showcase your property and engage with the best buyers.

Get a free, no-obligation property valuation from your local expert.





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Summary

A deceptively spacious family home set over four floors, and having been the subject of refurbishment and modernisation over recent years. Bridge End offers some of the most spectacular views over The River Wharfe and The Yorkshire Dales National Park. Having panoramic views across Station Road Bridge towards Grassington Woods and to the left down river towards Burnsall and lower Wharfedale. Attractive terraced gardens to the front and with a forecourt style garden and single garage to the rear, this is a rare opportunity to purchase a property with a magnificent riverside setting, and yet just a short walk into the village centre, and all the fantastic amenities Grassington has to offer.

## On-Line-Bullet Points

- Some of the best views in The Yorkshire Dales National Park
- A spacious 4 / 5 bed Victorian mid-terrace
- Superb living-dining-kitchen with modern re-fit and multi-fuel stove
- Living room with amazing views from your armchair, and a real fire to boot
- Lower ground floor offering scope to create a cinema room , games room, home offices
- Large principal bedroom with superb views and open-plan to bed 2 / dressing room
- Spacious house bathroom, 2 further double bedrooms and a single bedroom
- Good sized garden to the front with direct access onto the river walks
- 'Yarden' and single garage to the rear
- NO FORWARD CHAIN



With gas fired central heating and double glazing throughout, the property comprises in brief; -

To the lower ground floor there is a spacious open-plan utility room / games room / home office / potential cinema room, with further store rooms to the rear.

To the ground floor, a striking contemporary-style dining-kitchen finished in high gloss pastel blue, with granite worktops including a breakfast bar area. A window and stable door onto the Yarden, stone flooring, and being open-plan to a spacious dining area with further units and food preparation surfaces, and with a multi-fuel stove set into recessed opening. This space is no doubt the hub of the home. A reception hall with WC / wet room off, has tiled flooring and an entrance vestibule opening onto the front garden. A good sized living room has a panoramic double glazed window offering absolutely stunning views up and down the river and valley. Also having an open fireplace, and ample space for a couple of sofas and furniture.

A return staircase leads to the first floor landing with house bathroom off, and which is of good proportions. Featuring a 'P' shaped bath, wash basin and WC in a period style, and with attractive Victorian style bonded effect tiling. The principal bedroom suite comprises of two bedrooms now open-plan to each other, with a superb fitted dressing room having an extensive range of bespoke fitted wardrobes and cupboards with a window seat, a small burning stove into a recessed fireplace, and exposed timber flooring. The principal bedroom has ample space for further fitted or freestanding units and a king-size bed, and has those super views up and down the river. If required the dressing room could easily be returned back to a further bedroom. Bedroom 2 is a double bedroom again with those fabulous views.

Rising now to the 2nd floor, a large double bedroom with Velux windows, and ample space for a king-size bed and storage, and bedroom 4 is a single bedroom or home office / dressing room.

Outside, to the rear of the property there is on street parking for one vehicle, and a single garage adjacent to the property.

At the front, landscaped and terraced gardens provide ample space to capture the south westerly sun for most of the day, and with alfresco dining and relaxing places to sit and entertain and make the most of the spectacular scenery. A picket gate leads directly down onto the river banks and with unlimited walks in either direction.

## NO FORWARD CHAIN

Bridge End also has the nickname Boiled Egg Row. In theory, between 1902 and 1930, dutiful wives saw the (steam) train arrive across the way at Threshfield Station, and could time an egg to be ready just as the husband crossed the threshold.

Grassington is a market town and civil parish in the Craven district of North Yorkshire, England. The population at the 2011 Census was 1,126 and the vast majority of dwellings are located within a ¼ mile radius of the square. An abundance of pubs, restaurants, independent retailers and excellent local schools make this bustling little town an attractive place to live, and a great hub to explore the rest of The Yorkshire Dales. Centred on its small cobbled square are shops, public houses, the village museum, small cafes, restaurants and hotels. Grassington Folk Museum which is run by volunteers houses a collection which tells the story of Wharfedale. Every September since 2011, Grassington has held a 1940s themed weekend. Events include war re-enactments, dances and a variety of military and civilian vehicles on display from the period. In the winter Grassington holds the Dickensian Festival, with period costumes, Christmas activities and commercial selling. There is a bus service to the larger market town of Skipton and a local taxi service.