

HUNTERS®

HERE TO GET *you* THERE

Fell View Square, Grassington

Price £325,000

Property Images



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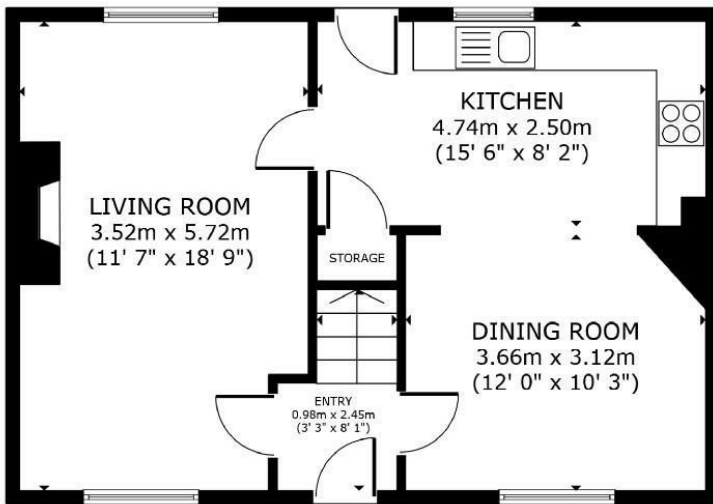
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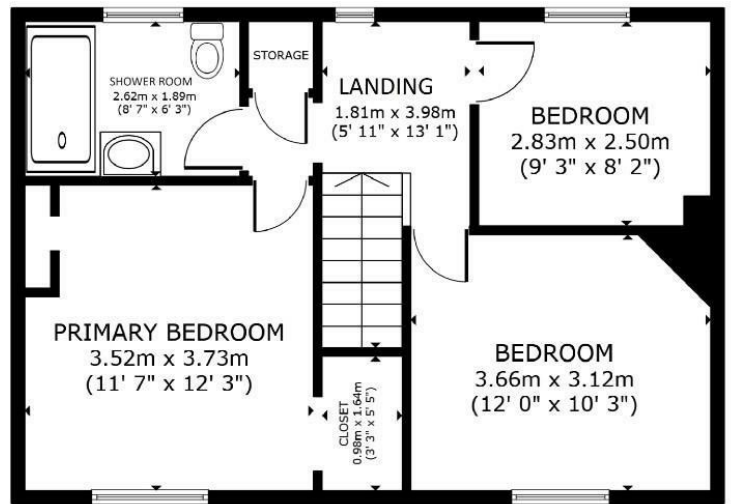


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GROUND FLOOR



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



Introduction

An updated and well presented semi-detached family home sat on a generous sized plot at the head of this no-through cul-de-sac. Having been upgraded, redecorated, new kitchen, new floor-coverings and more.

Featuring a large living room with open fire, spacious dining-kitchen, 3 double bedrooms, and a house shower room.

Outside there are gardens and parking to the front with good sized gardens enclosed gardens to the rear, and included in the sale, a substantial workshop and greenhouse.

There is ample space to extend the property (subject to planning permission) and increase parking if desired.

Main Flow

An entrance lobby gives access to both reception rooms, and with stairs rising to the first floor.

A spacious full-depth living room with dual aspect windows for good natural light, features a canopied open fire sat on a stone hearth with oak beam mantle. The spacious open-plan dining-kitchen has ample space to the dining area for a 10 person dining suite, and with recently re-fitted units. Oak effect worktops provide good, cooking and baking space, and the sink area has a pleasant outlook onto the rear gardens. There is space and plumbing for a washing machine and dryer or a dishwasher. Cooking is by way of a Smeg fan oven and grill, and a Neff gas hob with matching cooker hood. A door leads out onto the rear alfresco sun deck and gardens, and there is under-stairs storage.

To the first floor, a spacious landing with window for good natural light, boiler cupboard housing, the modern BAXI boiler, and hatch giving access to the roof space. The principal bedroom is of good proportions and with a large double glazed window with views, and with feature fireplace (not in use), and a built-in wardrobe space. Bedroom 2 is a further double bedroom again with some long distance views, and bedroom 3 is a smaller double, set to the rear of the property.

The refurbished shower room has a walk-in shower with glass screen and thermostatic shower valve, dual flush WC, a vanity wash basin. window for ventilation, and a ladder-style heating radiator.

At the front of the property, there is a double parking bay laid to tarmac with a footpath leading to the main entrance door, and a lawned front garden space with evergreen hedging. A footpath leads past the side of the property which is gated, to the enclosed rear garden. A predominantly lawned rear garden with evergreen shrubs and hedging, and with a substantial timber workshop with power and lighting, and a greenhouse.

These gardens and a large timber deck dining area are west facing, catching the afternoon and evening sun.

Features

- NO FORWARD CHAIN. RECENTLY REFURBISHED
- 3 double bedrooms. House bathroom
- Spacious living room with open fire
- Open-plan dining-kitchen with door onto rear garden
- Double glazed and modern mains GAS heating
- Recently fitted kitchen
- Double parking bay and gardens to front
- Good-sized enclosed rear gardens with large workshop and greenhouse
- Handy for bus stop, doctors and dentist
- Convenience store, shops, pubs, restaurants just round the corner