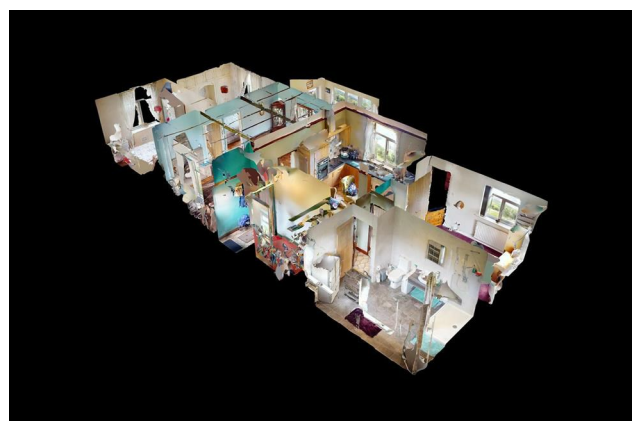


# HUNTERS<sup>®</sup>

## EXCLUSIVE

### The Bungalow, Skyerholme Offers In Excess Of £495,000

Property Images



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### Property Images



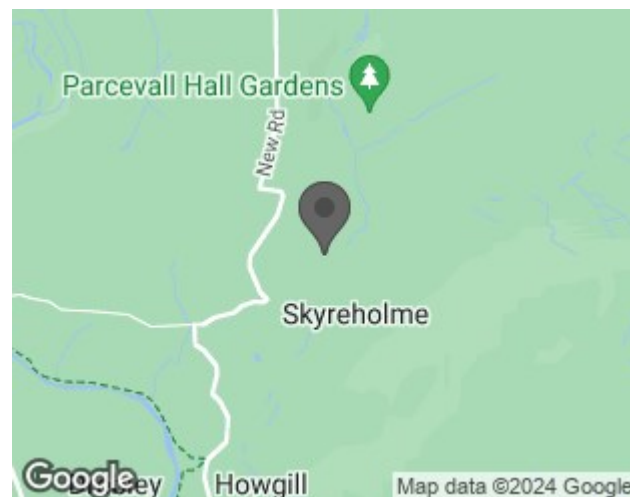


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(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	



Nestled in the picturesque and sleepy hamlet of Skyreholme, this charming detached bungalow offers a delightful opportunity to reside in the heart of the Yorkshire Dales National Park.

Previously the 'works canteen' for the papermill just up the road, and having stunning views of Simon Seat, this property boasts a prime location for nature enthusiasts and those seeking tranquility.

Upon entering, you are greeted by a spacious living-dining room, perfect for entertaining guests or simply relaxing by the open fireplace. The property features three generously sized double bedrooms, offering ample space for a family or visiting guests, and the large wet room adds a touch of luxury to the home.

A good sized breakfast-kitchen with a range of fitted units and appliances features a wood-burning-stove and fine views, while the walk-in pantry provides convenient storage solutions. Just off the pantry, a door onto the rear garden.

One of the highlights of this property is the attractive south westerly facing gardens, meticulously maintained to create a serene outdoor oasis. Imagine enjoying a morning coffee or afternoon drink in the sun/garden room, soaking in the spectacular views that this property has to offer.

With parking available for several vehicles, including a single garage and driveway parking, convenience is at the forefront of this residence. Additionally, the greenhouse and garden shed are included, perfect for those with a green thumb or a penchant for outdoor hobbies. The views to the rear are unobstructed and equally impressive.

The property is on bore hole water but with a mains water pipe installed into the rear garden if required. Mains electric, oil fired central heating, and with a Bio-Ficient sewage treatment system. The loft is boarded out for storage.

While the property may require some updating, the potential to enhance and add value is evident, especially with the possibility of utilizing the attic space (subject to planning), thanks to the high ceilings. Located just a short drive from Grassington and Skipton, amenities and services are within easy reach, ensuring a perfect blend of rural living and convenience.

Don't miss out on the chance to make this idyllic bungalow your new home. Embrace the beauty of the Yorkshire Dales and create lasting memories in this charming abode.

### **On-Line-Bullet-Points**

- Superb views onto Simons Seat & The Dales
- Sleepy Hamlet yet just 15 mins to Skipton
- Detached bungalow....a rare find in these parts
- Attractive gardens & very pleasant outlook front & rear
- Garage and driveway parking
- 3 double bedrooms, large wet-room, living-dining room
- Requires updating but with great scope. Potential attic rooms
- 2 Pubs in nearby Appletreewick, Grassington 10 minutes