



wilman&wilman

**1 PATRICK CLOSE
GRASSINGTON**



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

PRICE: £530,000 - 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; the whole being recently renovated throughout to include a new Kitchen, Bathroom, En-suite, carpets and decoration.

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 solid fuel stove and doors to:



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



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



TO THE FIRST FLOOR

LANDING: with useful store/airing cupboard and roof void access.

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



EN-SUITE: 8'6" x 4'11" with large shower enclosure & electric shower, low suite w.c, wash hand basin, tiled walls & floor, extractor fan, illuminated mirror 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, wash hand basin, tiled walls & floor, ladder towel rail, extractor fan, illuminated mirror 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 the:

ADJOINING GARAGE: with up-and-over door, side door & rear window and utility area with washer plumbing.

The garden is part lawned and flagged.



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.

