



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A GOOD SIZED 2 BEDROOMED FIRST FLOOR APARTMENT
WITH A GARAGE, PRIVATE PARKING AND LOVELY
SEMI-RURAL VIEWS SITUATED IN A QUIET WELL
RESPECTED AREA JUST OUTSIDE THE VILLAGE CENTRE**



6 RAINES LEA GRASSINGTON

Now requiring modernisation but providing **an exciting opportunity for prospective purchasers to make personal changes to their own taste & specification**, this generous **first floor apartment has 2 well proportioned bedrooms and a light & airy Living Room with lovely views**, being ideally suited to the retirement market or possibly those looking for an easily maintained second home.

Raines Lea is quietly tucked away but also within short walking distance of the bustling village centre of Grassington, surrounded by beautiful countryside within the Yorkshire Dales National Park adjacent to the River Wharfe. **The area is 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.**

PRICE: £200,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Having the advantage of **an allocated parking space and a Garage**, the property is offered with **no forward chain** and in detail comprises:

Communal entrance at ground floor level gives access to a self-contained door and steps up to:

TO THE FIRST FLOOR

EXTERNAL LANDING: with useful storage cupboard.

HALLWAY: with store cupboard and further cupboard housing the Vaillant combination boiler.

LIVING ROOM: 20'0" x 11'9" a very generous light & airy room with gas fire and windows on 3 sides with lovely views.



KITCHEN: 9'9" x 8'1" (max) with range of wall and base units, worktops, stainless steel sink & drainer, oven & grill, 4 ring electric hob, washer & dryer, integrated fridge and vinyl flooring.



BEDROOM 1: 9'9" x 11" (into fitted wardrobes).

BEDROOM 2: 8'5" x 9'9" (into fitted wardrobes).

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



SHOWER ROOM: 6'5" x 6'2" with shower enclosure, low suite w.c, wash hand basin, towel radiator, vinyl flooring and window with frosted glass.

TO THE OUTSIDE

There are communal lawned gardens and a useful external store.

There is an allocated parking space and a **GARAGE** (left end of block of 4).



COUNCIL TAX BAND: Band C.

SERVICES: Mains water, gas, drainage 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.

SERVICE / MAINTENANCE CHARGES: A charge of £100 per month covers ground rent, service charges, buildings insurance, maintenance of communal areas, garden maintenance & window cleaning.

POST CODE: BD23 5LZ

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TENURE: The property is leasehold under the remainder of a 999 year lease from 1984.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



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