



9 South Wood Lane, Grassington, Skipton, BD23 5NA

Asking Price £359,950

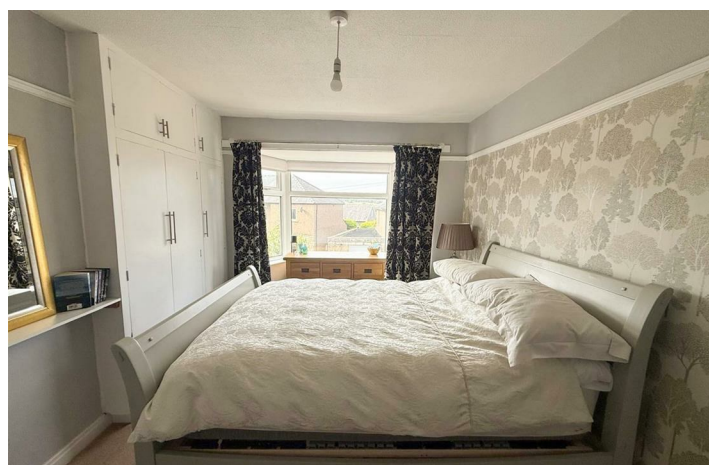
- THREE BED SEMI DETACHED PROPERTY
- GARAGE AND DRIVE
- LARGE DINING KITCHEN WITH RANGE COOKER
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- GARDENS TO FRONT AND REAR
- QUIET CUL DE SAC SETTING
- STYLISH SHOWER ROOM
- EXCELLENT LOCAL SCHOOLS
- DONT MISS THIS ONE

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Are you looking for a comfortable family home, or perhaps a peaceful retreat for retirement ? This attractive three-bedroom property offers the perfect combination of quiet cul-de-sac living, spacious accommodation, attractive gardens, garage with drive and easy access to the many amenities of one of the Yorkshire Dales' most sought-after villages.



Council Tax Band: D



PROPERTY DETAILS

Are you looking for a comfortable family home, or perhaps a peaceful retreat for retirement ? This attractive three-bedroom property offers the perfect combination of quiet cul-de-sac living, spacious accommodation, attractive gardens and easy access to the many amenities of one of the Yorkshire Dales' most sought-after villages. Situated in the heart of the beautiful village of Grassington, the property is just a stone's throw from the excellent range of independent shops, cafés, traditional pubs, restaurants and local conveniences that make this such a desirable place to live. The village is renowned for its vibrant community, with activities and events taking place throughout the year, while the surrounding countryside provides wonderful opportunities for walking and enjoying the spectacular scenery of the Yorkshire Dales National Park.

The location is particularly appealing for families, with an excellent primary and secondary school nearby and a good local bus service. The popular market town of Skipton is approximately nine miles away, offering a comprehensive range of shopping and leisure facilities together with excellent rail connections to larger business centres.

The property itself is positioned within a peaceful residential cul-de-sac, where a number of neighbouring properties have been extended. This may offer an exciting opportunity for a new owner to consider extending the accommodation, subject to obtaining the necessary planning permissions and consents.

A welcoming front door opens into a spacious entrance hall, with an attractive open staircase rising to the first floor.

To the front of the property is a delightful sitting room, featuring a charming bay window overlooking the front garden. An attractive fireplace surround with recessed gas fire provides an appealing focal point to the room. To the rear is the impressive living/dining kitchen, creating a wonderful sociable space for everyday family life and entertaining. The modern kitchen is fitted with a double Elan range cooker, with useful storage including a pantry cupboard. A bay window and additional rear window provide lovely views across the garden and allow plenty of natural light into the room. There is also a convenient internal access into the adjoining garage and ground floor W.C.

Stylish flooring runs throughout the ground floor.

The first-floor landing benefits from a side-facing window, providing natural light.

The principal bedroom is a generous double room with a lovely bay window overlooking the front garden and useful built-in wardrobes.

A further double bedroom enjoys pleasant views over the rear garden and also benefits from built-in wardrobes. There is additionally a good-sized single bedroom, making this an adaptable home for families, guests, a home office or hobbies.

The accommodation is completed by a stylish shower room.

A driveway provides off-road parking and leads to the adjoining single garage, which benefits from an electric up-and-over door, power and lighting, together with access to a useful W.C with sink, electric heater and plumbing for a washing machine. There is also convenient access to the rear garden.

The front garden has been designed for ease of maintenance, while the rear garden is a particular highlight. This sunny and private outdoor space features a generous lawn, mature planted borders, a productive Victoria plum tree and a raised seating area – an ideal setting for relaxing, entertaining or simply enjoying the peaceful surroundings.

This is a property that offers far more than simply a three-bedroom home. It provides an opportunity to enjoy the Grassington lifestyle, combining a tranquil residential setting with village amenities, excellent transport links, highly regarded local facilities and some of the most beautiful countryside in the Yorkshire Dales right on the doorstep.

Whether you are searching for a family home, considering a move to the Dales for a quieter pace of life, or looking for a property with potential for future improvement and extension, this delightful Grassington home deserves to be viewed.



Viewings

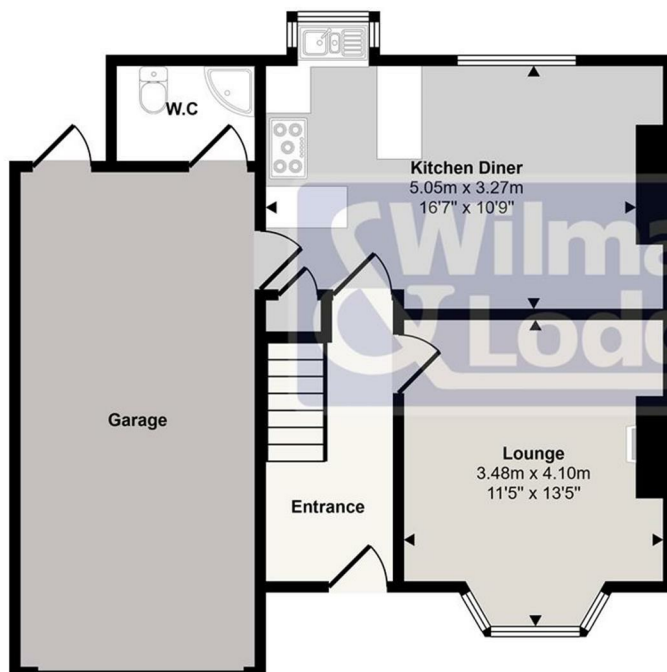
Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

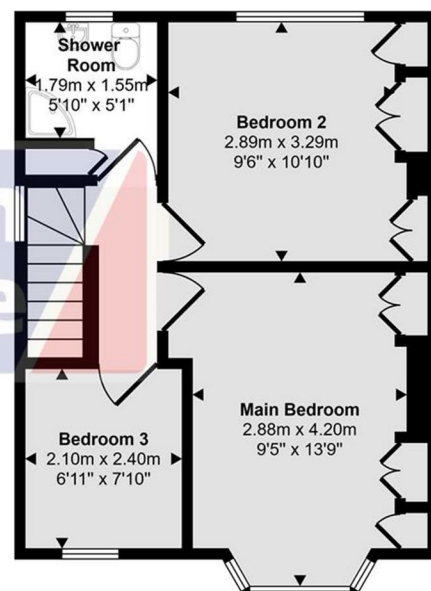
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
102 sq m / 1096 sq ft



Ground Floor
Approx 63 sq m / 679 sq ft



First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.