



31 Hardy Meadows, Grassington, Skipton, BD23 5LR

Asking Price £325,000

- THREE BED SEMI DETACHED
- ATTRACTIVE GARDENS
- CUL DE SAC SETTING
- OFF ROAD PARKING
- BACKING ONTO OPEN FIELDS
- TWO RECEPTION ROOMS
- CLOSE TO AMENITIES
- CHAIN FREE
- CLOSE TO EXCELLENT PRIMARY AND SECONDARY SCHOOLS
- EARLY VIEWING A MUST

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Set in a truly enviable position with gardens backing directly onto open fields, this delightful three-bedroom semi-detached home enjoys far-reaching views across the village green and towards the rolling hills beyond. Offering both space and a highly desirable location just a short walk from the heart of the village, this property presents an exceptional opportunity for a wide range of buyers.



Council Tax Band: C



PROPERTY DETAILS

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Inside, the home provides well-balanced and generously proportioned accommodation, ideal for modern family living. An inviting entrance vestibule leads into a bright and welcoming hallway, where a side window fills the space with natural light and an open staircase rises to the first floor. The ground floor features two comfortable reception rooms—one to the front and one to the rear—offering flexibility for both relaxation and entertaining. The rear reception room flows seamlessly into a charming conservatory, which opens directly onto the garden, creating a perfect connection between indoor and outdoor living.

The modern, well-equipped kitchen is both practical and stylish, complemented by a useful walk-in pantry. Additional ground floor benefits include a wet room, a highly practical utility area, and a side porch providing further convenience.

Upstairs, a spacious landing is illuminated by a large side window, enhancing the sense of light and space. There is access to a useful loft area, while the three bedrooms—two generous doubles and a well-sized single—all enjoy lovely open views. A stylish family bathroom completes the first-floor accommodation.

Externally, the property continues to impress with off-road parking and mature gardens extending to three sides, offering both privacy and a wonderful setting to enjoy the surrounding countryside.

Situated within Hardy Meadows, a small and attractive development of quality homes arranged around a central green, the property benefits from a strong sense of community. Just a short stroll brings you to the vibrant village square, where you'll find a variety of independent shops, a convenience store, welcoming pubs and restaurants, cosy cafés, a well-regarded primary school, and a wide range of year-round activities.

For those seeking a home with character, potential, and an outstanding village location close to amenities and beautiful countryside, this is a property not to be missed.



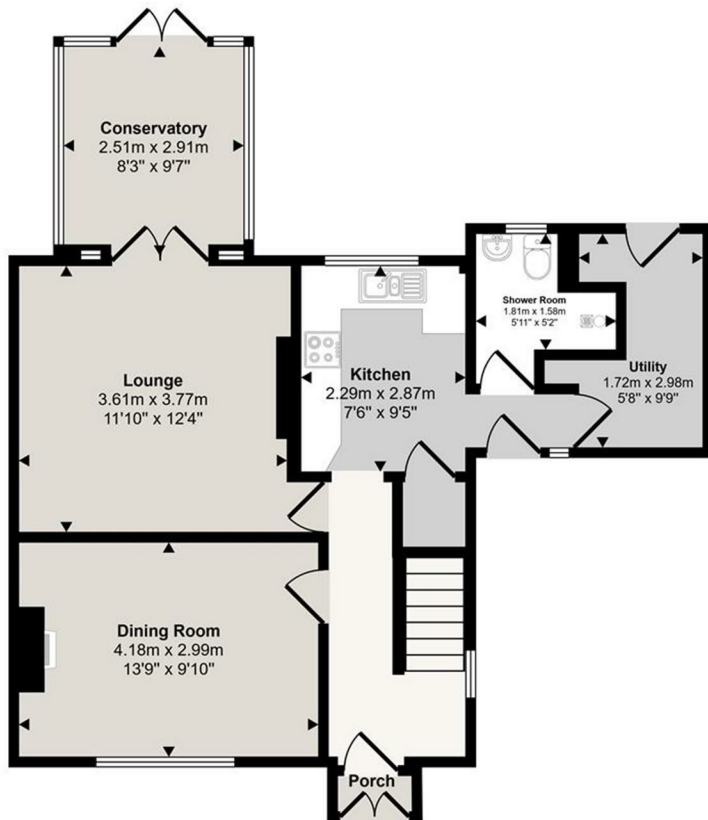
Viewings

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

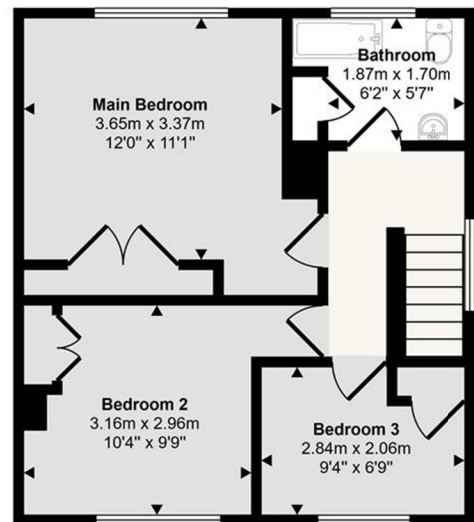
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 61 sq m / 658 sq ft



First Floor
Approx 43 sq m / 462 sq ft