



6 Piece Croft, Threshfield, Skipton, BD23 5EW

Asking Price £399,950

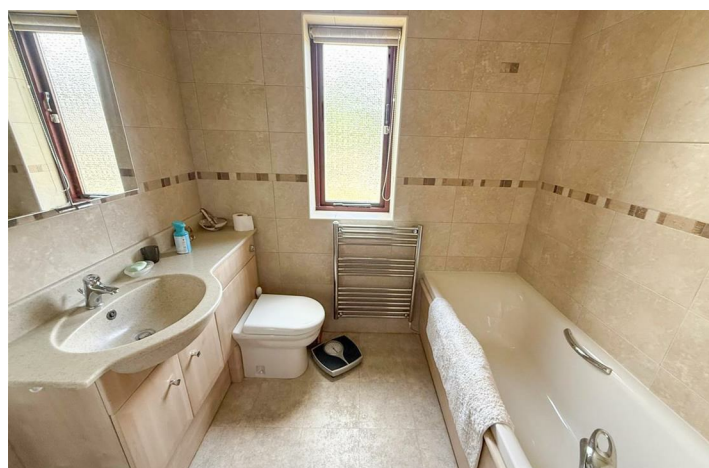
- THREE DOUBLE BEDROOM SEMI DETACHED
- GENEROUS GARDENS
- GARAGE
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- QUIET CUL DE SAC POSITION
- DRIVE
- CHAIN FREE
- OUTSTANDING SCHOOLS
- BOOK YOUR VIEWING TODAY

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Tucked away within an exclusive cul-de-sac of high-quality homes, this impressive and chain free stone-built, three double bedroom semi-detached property combines spacious accommodation, generous gardens, off-road parking and a garage with exceptional scope to add value, making it an outstanding opportunity at a highly attractive price.



Council Tax Band: E



PROPERTY DETAILS

Occupying an enviable position within a small and exclusive cul-de-sac of high-quality homes, this substantial stone-built, chain free, three double bedroom semi-detached property is offered to the market for the first time in over 30 years. Rarely do homes in this sought-after location become available, presenting an exciting opportunity to acquire a spacious family home with immense potential in one of the Yorkshire Dales' most desirable villages.

The property offers generous, well-proportioned accommodation, a superb private plot adjoining open countryside, and the chance for a new owner to create a truly exceptional home through a programme of updating and modernisation. Combining an attractive asking price, an outstanding setting and excellent potential, we anticipate strong interest and recommend arranging an early viewing.

Stepping through the entrance porch, you are welcomed into a bright and inviting home. A modern cloakroom/W.C is conveniently positioned off the entrance before leading into the spacious dining room, where impressive wall-to-wall patio doors frame delightful garden views and provide direct access to the rear patio, seamlessly connecting the indoor and outdoor living spaces. An open staircase rises to the first floor, adding to the sense of space.

The generous dual-aspect sitting room is flooded with natural light from windows to both the front and rear elevations and features an attractive stone fireplace, creating a warm and welcoming focal point for family gatherings.

The breakfast kitchen is well equipped and enjoys pleasant views over the rear garden. While perfectly functional, it also offers excellent scope for redesign and enhancement to suit modern lifestyles. Adjoining the kitchen is a particularly useful utility room, complete with a large storage cupboard and external side access.

The first floor offers a spacious landing with a front-facing window enjoying long-distance views across the surrounding countryside. The principal bedroom benefits from both side and rear-facing windows, taking full advantage of the beautiful rural outlook. There are two further generously proportioned double bedrooms, each enjoying attractive views, together with a stylish four-piece family bathroom featuring both a bath and separate shower.

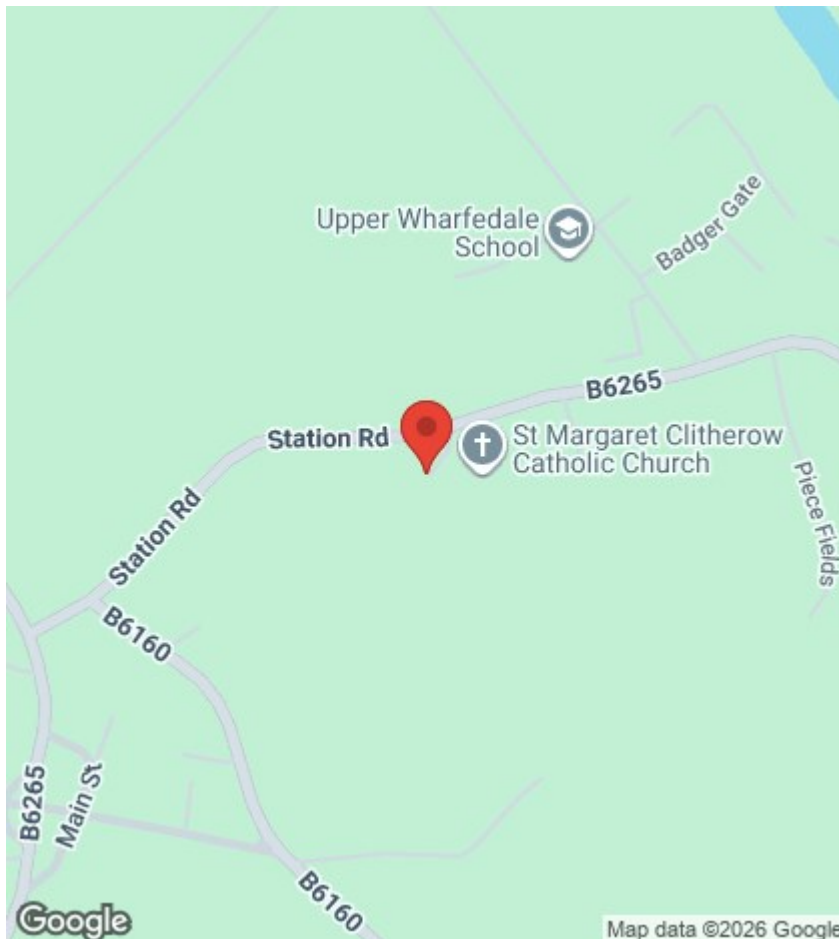
Externally, the property occupies a generous plot. A cobbled driveway provides ample off-road parking and leads to the attached single garage with an up-and-over door. Mature gardens to the front create an attractive first impression, while gated side access leads to the delightful enclosed rear garden.

Predominantly laid to lawn, the garden also features a paved patio, mature trees and established shrubs, all backing directly onto open countryside to provide a wonderful sense of peace, privacy and space.

Piece Croft is an exclusive cul-de-sac comprising just a handful of individual, high-quality homes, making opportunities to purchase here exceptionally rare. Situated on the approach to the picturesque village of Threshfield, residents enjoy the convenience of excellent primary and outstanding secondary school, a popular coffee shop and a village store complete with its own butcher and confectionery department.

The thriving village of Grassington is approximately a 15-minute walk away and offers an excellent range of everyday amenities, including independent shops, cafés, traditional pubs, restaurants, a doctor's surgery and dentist. A visit to the area quickly reveals why it is regarded as one of the Yorkshire Dales' hidden gems. For those wishing to travel further afield, the area benefits from an excellent bus service, while the market town of Skipton is just nine miles away, offering rail links to Leeds, Bradford, Manchester and London, making this an ideal location for both families and commuters alike.

For buyers seeking a substantial family home in an idyllic Dales setting, with the opportunity to modernise and personalise to their own taste, this is a truly rare opportunity not to be missed.



Viewings

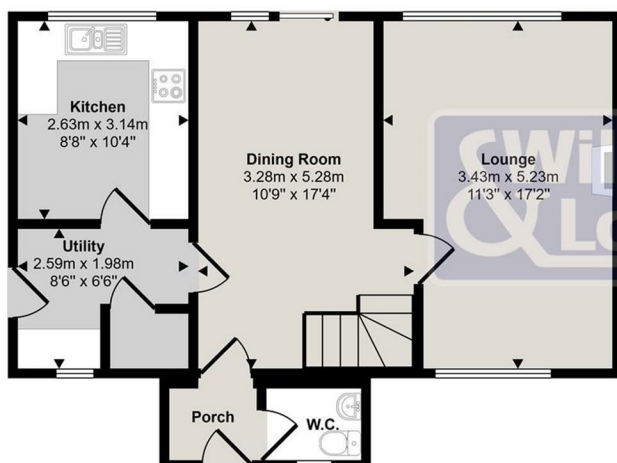
Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

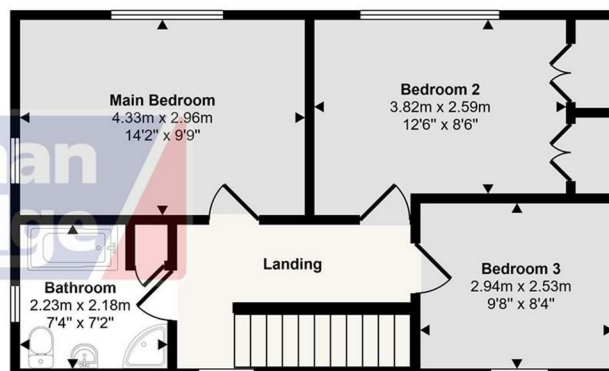
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 51 sq m / 554 sq ft



First Floor
Approx 48 sq m / 515 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.