



## 2 Gills Fold, Grassington, Skipton, BD23 5AH

Asking Price £349,995

- THREE BEDROOM PERIOD PROPERTY
- SPACIOUS THREE STOREY ACCOMMODATION
- SOUGHT AFTER AREA
- CLOSE TO ALL AMENITIES
- VIEWING A MUST
- IMPRESSIVE INGLENOOK FIREPLACE
- CHARM AND CHARACTER
- ATTRACTIVE VILLAGE VIEWS
- VILLAGE SETTING FOR ALL CREATURES GREAT AND SMALL

## 2 Gills Fold, Skipton BD23 5AH

Nestled in the heart of this charming and picturesque village, just a stone's throw from the quaint cobbled square, stands this exquisite, three bedroom, stone-built, period property. Spanning three floors, this characterful home is ready to move into and enjoy. Previously a highly successful holiday let, the current owners now relish it as their personal retreat.



Council Tax Band: D



## PROPERTY DETAILS

Nestled in the heart of this charming and picturesque village, just a stone's throw from the quaint cobbled square, stands this exquisite stone-built, period property. Spanning three floors, this characterful home is ready to move into and enjoy. Previously a highly successful holiday let, the current owners now relish it as their personal retreat.

Step through the front door into a magnificent sitting room, where a breathtaking inglenook fireplace commands attention, exuding warmth and charm. The room also benefits from beautifully stripped and polished floorboards, while a large front-facing window floods the space with natural light, creating an inviting and airy ambiance.

Beyond the sitting room, a well-equipped modern breakfast kitchen awaits, seamlessly blending contemporary convenience with characterful charm. A striking feature staircase leads to the upper floors, while a door provides access to the rear of the property.

Ascending to the first floor, a spacious landing, illuminated by a large window, offers a delightful vantage point. The neighbouring property has thoughtfully created a balcony garden, a concept that could be mirrored here with some creative vision. The master bedroom boasts beautifully stripped floorboards and a generous walk-in cupboard, offering ample storage. The house bathroom is equally impressive, a stylish and spacious four-piece suite designed for both relaxation and practicality.

The second floor reveals a delightful split-level landing, leading to two further double bedrooms. These charming rooms feature exposed beams and vaulted ceilings, complemented by Velux windows that bathe the spaces in natural light.

Outside, the property benefits from a small frontage and rear pathway with raised garden area which, as previously mentioned, offers exciting potential to create a balcony garden from the first floor, an ideal spot for enjoying the tranquil surroundings.

Grassington is one of the most sought-after villages in the Yorkshire Dales National Park, and a visit will quickly reveal why. The village thrives with a vibrant calendar of events throughout the year, not to mention being the famous village setting for 'All Creatures Great and Small' and offers an excellent array of independent shops, cosy coffee houses, welcoming pubs, and fine restaurants. Stunning countryside walks begin right on the doorstep, and the highly regarded primary school is just a short distance away. An excellent bus service connects the village to the bustling market town of Skipton, located approximately nine miles away, where a superb selection of amenities and a well-connected train link provide access to the major business centres of North and West Yorkshire.

For those seeking an enchanting period home in this highly desirable location, this remarkable property presents a rare and unmissable opportunity.



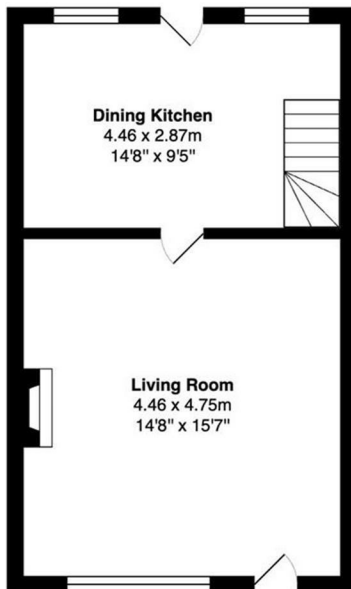
## Viewings

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

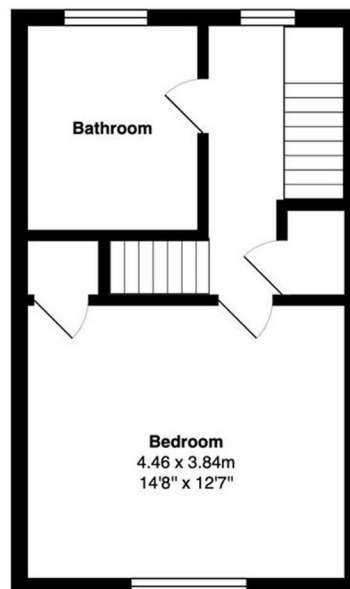
## EPC Rating:

D

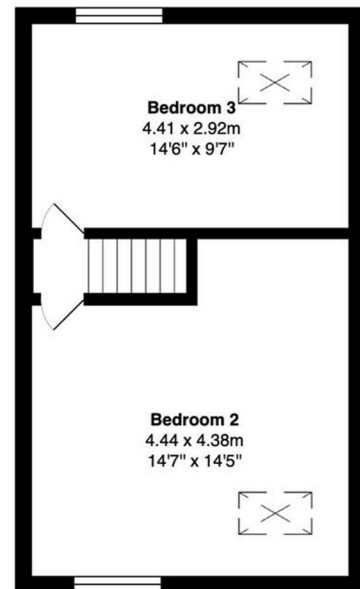
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total Area: 104.2 m<sup>2</sup> ... 1121 ft<sup>2</sup>

All measurements are approximate and for display purposes only