



## 6 Piece Fields, Threshfield, Skipton, BD23 5HR

Asking Price £399,950

- THREE BED EXTENDED END TOWNHOUSE
- GARAGE
- OPEN PLAN LIVING/DINING ROOM
- ENSUITE WITH DRESSING AREA/OFFICE SPACE
- SET IN THE YORKSHIRE DALES NATIONAL PARK
- GARDENS TO THREE SIDES
- OFF ROAD PARKING
- GROUND FLOOR W.C
- CHAIN FREE
- VIEWING A MUST

# 6 Piece Fields, Threshfield, Skipton, BD23 5HR

A fabulous opportunity to acquire this substantial, chain free, three bedroom end-townhouse, thoughtfully extended with a two-storey addition and architecturally redesigned to create an exceptional family home. Offering spacious and versatile accommodation throughout, together with generous gardens on three sides, a single garage, and additional parking, this impressive property is ideally suited to a wide range of buyers. For those seeking outstanding value and the opportunity to enjoy life within the stunning Yorkshire Dales National Park, this could be the perfect choice.



Council Tax Band: D



## PROPERTY DETAILS

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Upon entering the property, you are welcomed into an inviting entrance hall, with a highly practical cloakroom conveniently located to the left. The heart of the home is the impressive open-plan living and dining room, a wonderfully spacious area designed for both relaxation and entertaining. A charming stone fireplace with a gas stove creates an attractive focal point, while French doors open directly onto the rear garden, allowing natural light to flood the room and providing seamless indoor-outdoor living.

Leading from the living area is a delightful snug, offering a warm and cosy retreat. This characterful room features a multi-fuel stove, attractive quarry-tiled flooring, and windows to both the rear and side elevations, creating a welcoming atmosphere throughout the seasons.

The kitchen is a beautifully designed and practical space, fitted with a range of integrated appliances and offering excellent functionality for modern living. It flows effortlessly into a distinctive rear porch with feature windows, currently used as a boot room, providing additional storage and direct access to the rear garden—ideal for country living and outdoor pursuits.

To the first floor, a spacious landing provides access to the loft space and incorporates a useful built-in airing cupboard. The principal bedroom is particularly impressive, benefiting from a dedicated dressing room or home office area that leads through to a stylish contemporary shower room, creating a luxurious private suite. There is a further generous double bedroom, a well-proportioned single bedroom, and a beautifully appointed house bathroom finished to a high standard.

Externally, the property occupies a generous plot with attractive lawned and wildlife-friendly gardens to the front and side, bordered by mature hedging that provides privacy and a pleasant green outlook. To the rear, a further wild garden offers a peaceful and natural outdoor space. The property also benefits from a single garage within a block of three, together with additional parking.

Piece fields enjoys an enviable position within this highly desirable Dales village, forming part of a small and peaceful residential development situated on level ground and within easy walking distance of local amenities. The vibrant centre of Grassington is approximately a 15-minute walk away and offers an excellent selection of independent shops, traditional pubs, cafés, restaurants, medical facilities, and a dentist. Threshfield is also home to a highly regarded secondary school, making the area particularly attractive for families.

Excellent transport connections are available, with rail services to larger commercial centres accessible from the popular market town of Skipton, approximately nine miles away. Combining spacious accommodation, beautiful surroundings, excellent amenities, and easy access to some of the finest countryside in the Yorkshire Dales, this outstanding home presents a rare opportunity to enjoy the very best of village and country living.



## Viewings

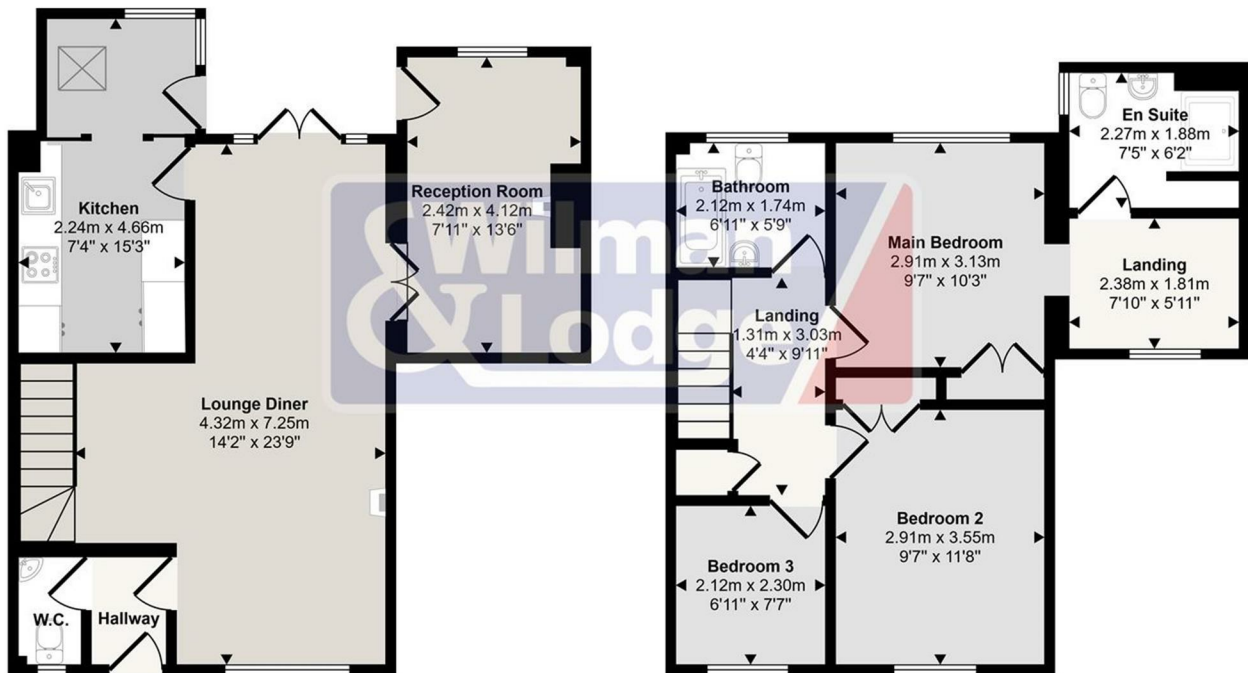
Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		74	
(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 / 1070 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.