



9 The Stables Threshfield Court, Threshfield, Skipton, BD23 5RZ

Asking Price £185,000

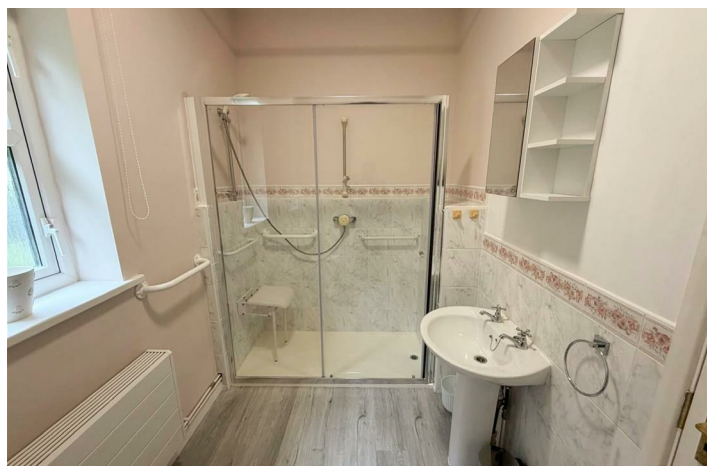
- ONE BED BUNGALOW
- PARKING WITHIN THE RESIDENTS COURTYARD
- WELL EQUIPPED BREAKFAST KITCHEN
- WELL APPOINTED SHOWER ROOM
- QUALIFICATION REQUIRED
- OVER 55's
- SOUTH FACING REAR GARDEN WITH PATIO
- GENEROUS BEDROOM WITH GARDEN ACCESS
- NEW FLOORING THROUGHOUT
- EMERGENCY CALL PROVISION

9 The Stables, Threshfield Court, Threshfield, Skipton BD23 5RZ

Offered with no upper chain, this appealing one bedroom bungalow provides an excellent opportunity for those aged over 55, seeking a manageable home with parking and garden area in a peaceful Dales setting. An early internal inspection is highly recommended.



Council Tax Band: C



PROPERTY DETAILS

Occupying a peaceful cul-de-sac position within this highly regarded Dales village, this attractive one bedroom bungalow offers comfortable, well-proportioned accommodation together with a delightful south-facing rear garden adjoining open countryside. Recently redecorated and benefiting from new flooring throughout, the property is presented in fresh, neutral condition and is ready to move straight into.

Situated adjacent to Threshfield Court, The Stables forms part of a development operated by the Barchester Care Group, specifically designed for Independent Living and Supportive Care for the over 55's (qualification applies). The property enjoys a mature courtyard setting with parking, whilst the rear garden provides a lovely outdoor retreat with patio and far-reaching views across the surrounding countryside.

The accommodation is approached via a glazed entrance door into a useful porch with fitted storage, leading through to a welcoming sitting room featuring a timber fire surround with electric coal-effect fire. An inner hall provides access to the remaining rooms and incorporates a deep storage cupboard housing the gas-fired central heating boiler.

The breakfast kitchen is well equipped with a good range of fitted wall and base units, work surfaces, sink unit, built-in oven, four-ring electric hob and extractor, together with space for a fridge/freezer and plumbing for an automatic washing machine. The generous rear bedroom is a particularly appealing space, enjoying a pleasant outlook across the garden and open fields, fitted wardrobes and storage, together with glass door opening directly onto the patio/garden. An emergency call button is also provided in the bedroom, connecting directly to Barchester. A well-appointed shower room completes the accommodation.

Outside, there is a small front garden, while the mature south-facing rear garden is mainly laid to lawn and enjoys an attractive patio area with enviable outlook, adjoining open countryside. Off road parking is available within the residents' courtyard.

Threshfield is a much sought-after Dales village, ideally positioned for enjoying the spectacular scenery and walks of the Yorkshire Dales National Park. The popular village of Grassington, with its picturesque, cobbled square and excellent range of everyday amenities, is close by, while the bustling market town of Skipton is approximately nine miles away and offers a wider selection of shops, cafés, restaurants, supermarkets and regular markets.

ADDITIONAL INFORMATION

There is a monthly service charge of £160.86 which covers grounds maintenance, window and gutter cleaning.

Buyers will be required to meet with the Barchester Care Group to confirm qualification.



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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	