



14 Wharfe View, Grassington, BD23 5NL

Offers In Excess Of £119,000

- TWO BED GROUND FLOOR APARTMENT
- GARAGE
- ADDITIONAL EXTERNAL STORAGE
- CLOSE TO AMENITIES
- QUALIFICATION REQUIREMENTS
- 70% SHARED OWNERSHIP
- OFF ROAD PARKING
- OVER 55's
- CHAIN FREE
- EARLY VIEWING RECOMMENDED

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An excellent, chain free, purpose built two bedroom, ground floor apartment with private parking and single garage. The apartment is part of a shared ownership scheme and those who are interested will have to meet the housing association's criteria, but provides the opportunity for a 70/30 share in a super apartment with well planned accommodation that is certainly well worthy of internal inspection. For those looking for a well appointed apartment in a picture postcard village then look no further.



Council Tax Band: B



PROPERTY DETAILS

A well designed, chain free, purpose-built two-bedroom ground floor apartment, complete with private parking and single garage. This property is available to the over 55's through a shared ownership scheme, offering potential qualifying buyers the chance to secure a 70/30 share, subject to meeting the housing association's criteria. The apartment boasts a thoughtfully laid out living space inviting inspection for those seeking a superb home.

Accessed via a communal hall, this well-proportioned ground floor apartment offers comfortable and practical accommodation throughout. The property features two good-sized bedrooms, a three-piece bathroom with corner shower, and a generous dual-aspect lounge/dining room providing a bright and versatile living space.

The lounge/dining room leads through to a good-sized kitchen, while the property also benefits from useful external storage and single garage, providing valuable additional space. This well-presented apartment is conveniently arranged and offers spacious accommodation in a scenic setting.

The property is just a short, leisurely stroll from the heart of Grassington, one of the most sought-after locations within the Yorkshire Dales National Park. Grassington offers stunning countryside views, a variety of independent shops, and recreational amenities, as well as access to essential services such as doctors and dentists. For easy transport, there is a bus service connecting the village to nearby towns and villages, including Skipton, located approximately nine miles away. In Skipton, a wider range of facilities can be found, along with a train station for further commuting options.

ADDITIONAL DETAILS

Over 55's only

No pets only guide dogs are permitted

Rent £37.50 pcm

Service charge £363.20 pcm

To qualify for the shared ownership scheme customers should meet the following criteria;

- Do not currently own a home outright (if you are an existing home owner, you'll need to sell your home at the same time as purchasing a shared ownership property and provide evidence your current home is sold subject to contract)
- Do not earn a household income of over £80,000
- Do not have any outstanding credit issues



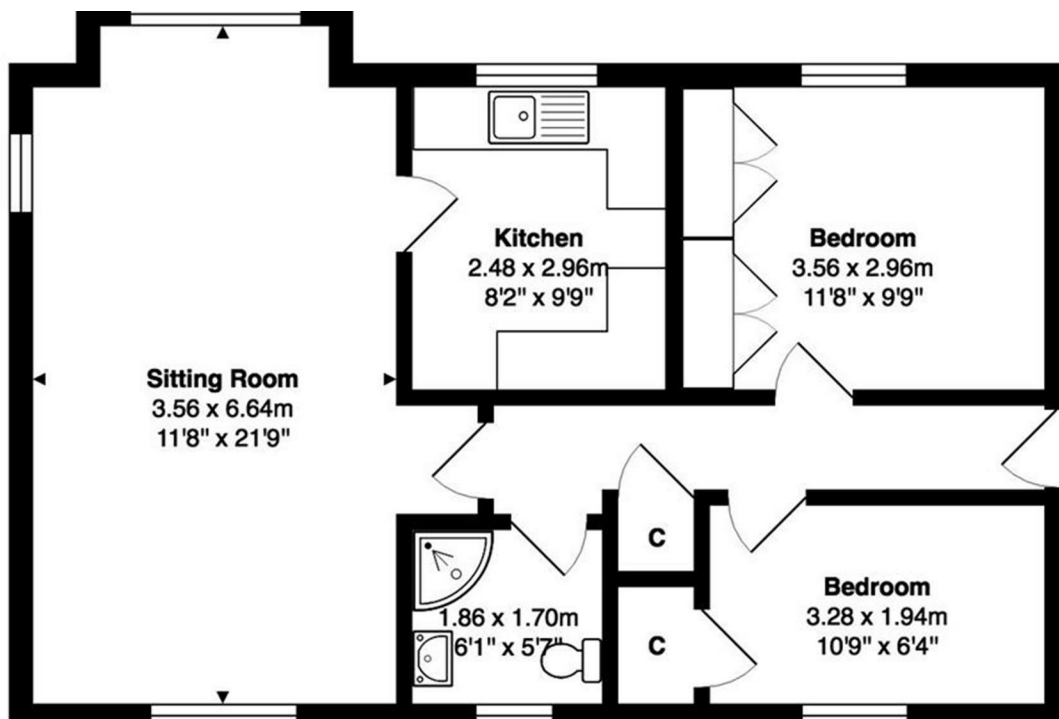
Viewings

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		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 61.3 m² ... 659 ft²

All measurements are approximate and for display purposes only