



Grasmere, 10 Chapel Street, Grassington, Skipton, BD23 5BE

A substantial stone built and high quality modern three double bedroom home imaginatively designed and with magnificent views located on the rural fringe of Grassington village.

NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk





Grasmere, 10 Chapel Street, Grassington, Skipton, BD23 5BE

Harrogate 24 miles, Skipton 10 miles, Leeds 34 miles (all distances)

Guide Price: £565,000

- Superb family home
- Three bedrooms
- Extremely well presented
- Detached residence
- Sun terrace
- Addition of a detached office
- Magnificent long distance views
- Convenient yet quiet location
- Garage and private parking
- No onward chain



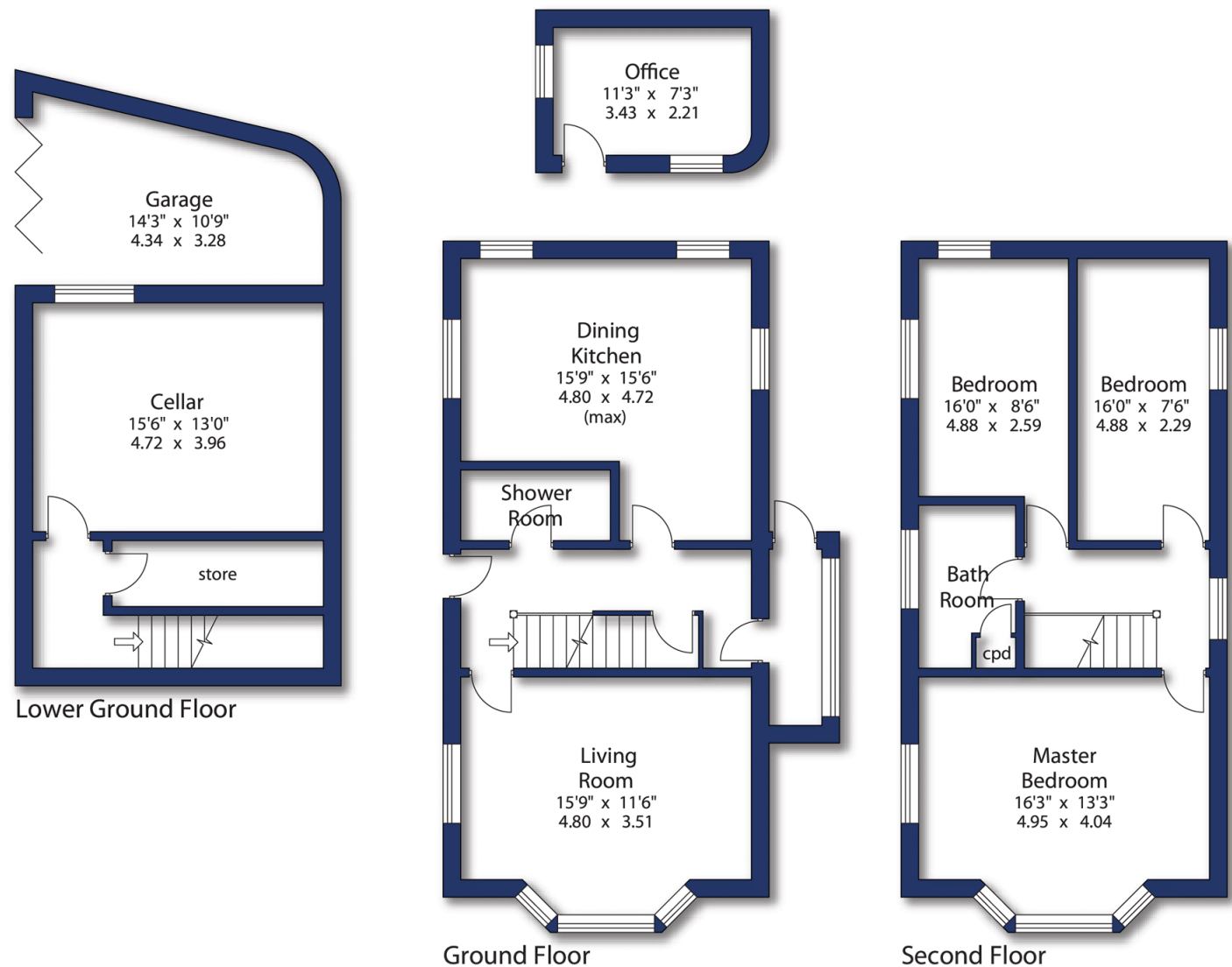
General remarks

On entering the property from the front elevation, through into the entrance hallway with hardwood parquet flooring, staircase leading to the first floor with turned balustrade, ceiling coving, door down to the cellar and steps at the rear door up to the rear entrance porch with tiled flooring. The living room includes a large bay window with double glazed sash window with additional window to the front allowing for an array of natural lighting and lovely long distance views, attractive feature of a gas stove set within a stone hearth and surround, ceiling coving and picture rail. Following the property through to the spacious dining kitchen, fitted to a fantastic specification, with double glazed sash window to the front for you to enjoy the pleasant views, a range of base, wall and drawer units with granite worktops over, inset sink and drainer, five ring gas hob with electric oven below and extractor fan above, fridge/freezer, integrated dishwasher, tiled flooring and kitchen island providing ample dining space with further fitted drawer units. The high quality downstairs shower room, with three piece suite comprising of a walk in shower cubicle with rainfall shower and incorporating a sliding glass door, low flush w.c., pedestal hand wash basin, chrome ladder heated towel rail and extractor fan. The cellar can be accessed from the entrance hallway, including power/lighting/water facilities, providing space and plumbing for a washing machine and dryer, housing the gas combination boiler and offering a substantial amount of storage space.

To the first floor landing offering access to the three good sized bedrooms and double glazed sash window to the rear elevation. The master bedroom is positioned to the gable end of the property, with large bay window and window out to the front providing stunning long distance views, as well as the character feature of ceiling coving. The further two double bedrooms, both offer double bedroom accommodation to both the front and rear of the property. The house bathroom has been tastefully designed by the present owners, with three piece suite comprising of a large panelled bath, low flush w.c., hand wash basin with vanity cupboard below, chrome ladder heated towel rail, double glazed frosted sash window to the front and useful fitted storage cupboard.

Externally, the property offers an enclosed garden to the side with stone wall and wrought iron railings and a gravelled seating area. There is private off street parking to the rear with tarmac driveway and separate pathway, leading to the sun terrace providing further seating area with wrought iron railings, and being able to soak up the surrounding long distance views across the Upper Wharfedale. Below the terrace, is the attached garage with power and lighting facilities and sliding door to the front. Grasmere also includes a detached stone built office, making this an ideal working from home office space with two double glazed windows, power and lighting facilities and wall mounted electric radiator.

Floorplans



© Dacre, Son & Hartley



Mortgage
Advice Bureau

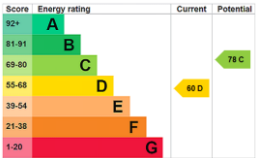
01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01756 701010



skipton@dacres.co.uk

Directions

On entering the village of Grassington follow the road up to the left of the market square, turning left opposite the Town Hall, sign posted Town Head. Proceed along this road for a short distance, then the property will be easily identified straight ahead of you by our Dacre, Son and Hartley 'For Sale' board just after the Methodist Church.

What3Words pirates.brink.earpiece

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- Private parking to the rear and garage to front are both on site
- Please note that the property is located within the Yorkshire Dales National Park
- Please note that there is a right of pedestrian access for two neighbouring properties to the rear

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may be reduced to a maximum of £100. Any such commission does not affect our