



Guide Price £275,000

- No Onward Chain - Being sold with the freehold
- Two double bedrooms
- Over 1300ft²
- First floor apartment
- Open plan kitchen diner
- Parking for two vehicles
- Flexible accommodation
- Close to the village centre

19 Hardy Grange, Grassington, Skipton, BD23 5AJ

A well-proportioned two bedroom first floor apartment with two parking spaces and sitting in a quiet cul-de-sac in the sought after village of Grassington. Should be viewed immediately. NO ONWARD CHAIN

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Harrogate 24 miles, Skipton 9.4 miles, Leeds 35 miles (all distances approximate)

General remarks

Entry is at street level and a staircase leads to the landing with a storage cupboard and access to the partly boarded loft via a pull down ladder. Into a good sized living space with two radiators, windows to two sides and double

doors leading into the kitchen diner. The dining area has a wood burning stove with stone surround and hearth and opens up the kitchen which offers a selection of wall, drawer and base units with worktop surfaces over, stainless steel one and half sink with drainer, gas hob with extractor above, oven and grill oven, integrated fridge, space for a fridge/freezer, tiled flooring and two windows.

Onto the Bedrooms, with the first having a window and radiator. Bedroom two has skylight windows and fitted wardrobes. Into a utility/store with sink and drainer with worktop surfaces, space for a washing machine, radiator and storage space. The bathroom comprises of, a white bath with shower over, low flush w.c., pedestal wash hand basin, storage cupboard, boiler cupboard, radiator and skylight window.

Externally, there are two car parking spaces with this property.

Grassington is arguably one of the most sought after villages of the Yorkshire Dales. The stunning countryside of Wharfedale and the interesting walks and facilities of the village make this a veritable melting pot for hikers and travellers to the Dales. Grassington is one of the larger communities within the National Park and has an excellent variety of shops, restaurants, public houses, a modern health centre, primary and secondary schooling. The thriving market town of Skipton is approximately nine miles distant with high quality schooling for all ages and a vast range of retail and recreational facilities. From Skipton a regular train service runs to Leeds, Bradford and London.

Directions

On entering Grassington following up to the right of the market square, turning right after the Grassington House Hotel onto Gills Fold. Continue forward where the road turns into Hardy Grange, proceed to the end where the property is in front of you and marked by our Dacre, Son and Hartley 'For Sale' board.

what3words looks.decisions.camper

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Sale of freehold of building and grounds subject to the existing lease of the ground floor apartment which is let for a remaining term of 107 years.
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- Two parking spaces are on site.

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.

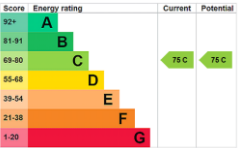
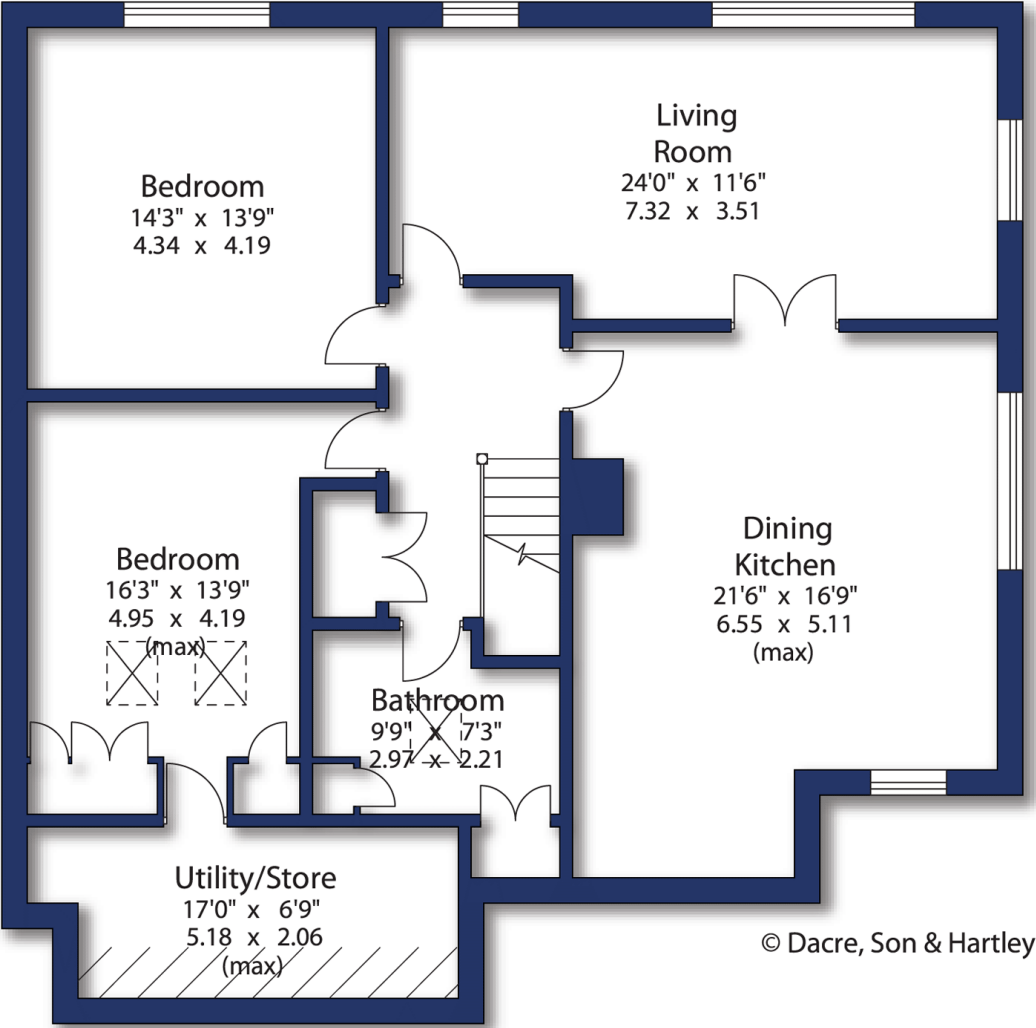
Referral fees

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 vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SKI190274MIK/15.09.25/1



Floorplans



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.

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