



Guide Price £140,000

- Ground floor apartment
- Two bedrooms
- Over 55's development
- Allocated parking and garaging
- Delightful communal gardens
- Superb long distance views
- Central village location
- No onward chain

22 Wharfe View, Grassington, Skipton, BD23 5NL

A 70% equity share of this over 55's purpose built self-contained ground floor retirement apartment which provides a practical and easily managed two bedroom home, commanding some exceptional views up the Wharfe Valley over open countryside and set in a pleasant courtyard style development. NO ONWARD CHAIN

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22 Wharfe View, Grassington, Skipton, BD23 5NL

Harrogate 24 miles, Skipton 9 miles, Leeds 35 miles (all distances approximate)

General remarks

Upon entering the property, you are welcomed into an L-shaped entrance hallway, providing access to all principal rooms and benefiting from two useful storage cupboards. The spacious living/dining room is filled with natural light and enjoys superb countryside views. A charming stone fireplace with a recessed coal effect electric fire creates an

attractive focal point, enhancing the room's warmth and character. The kitchen is fitted with a range of base, wall and drawer units complemented by worktop surfaces and tiled splashbacks. Additional features include a stainless steel sink and drainer, electric oven with four ring hob and extractor fan above, together with space for a fridge, freezer and washing machine. A window overlooks the well maintained communal gardens.

Bedroom one is a generous double room featuring full width fitted wardrobes and pleasant views across the communal gardens. The adjacent second bedroom is also a comfortable double, enjoying a similar outlook over the communal grounds.

The shower room is appointed with a contemporary white three piece suite comprising a walk in shower with glass screen, wash hand basin set within a vanity unit, low flush w.c., heated towel rail and partially tiled walls. Externally, the property benefits from access to attractive communal gardens, a private parking space and a single garage with a manual up

and over door. In addition, there is a useful external storage room located on the landing opposite the apartment entrance, providing valuable extra storage space.

Wharfe View is located away from the main thoroughfares of Grassington yet it is in easy reach of the village's extensive array of amenities. There is a wide range of shops, restaurants and cafes centred around the picturesque cobbled market square and there is a modern health centre, schools and sports clubs. Grassington is one of the most popular communities within the Yorkshire Dales National Park set in its splendid Wharfedale countryside with many varied walks. The market town of Skipton is within 10 miles which offers a wide array of amenities and high quality schooling. There are rail services to Leeds, Bradford and London as well as the East Lancashire business centres are within reasonable commuting distance.

Directions

Enter Grassington from Threshfield and proceed past the health centre and turn left immediately before the Main Street on to Wood Lane. Proceed along past the police station and turn left on to Wharfe Lane. Continue down to the bottom where Wharfe View, then follow the road to the right where the apartments are located and easily identified by our 'Dacre, Son and Hartley' For Sale board.
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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Leasehold, 99 years from 10/06/2003, £2,000 per annum Service Charge reviewed annually. No Ground Rent payable.
- Mains electricity, water and drainage. Domestic heating is electric heating
- Garage and parking are both available on site
- Please note that this property is located in the Yorkshire Dales National Park

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.

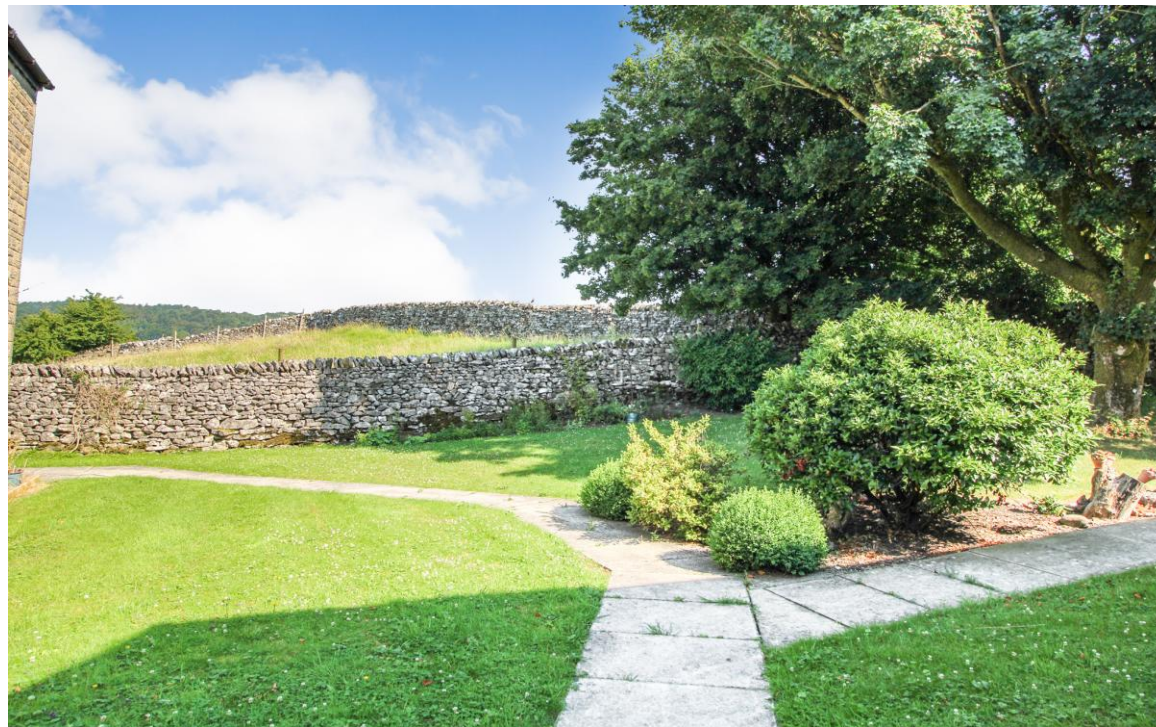
Buyer Anti Money Laundering Checks

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 £34.20 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.

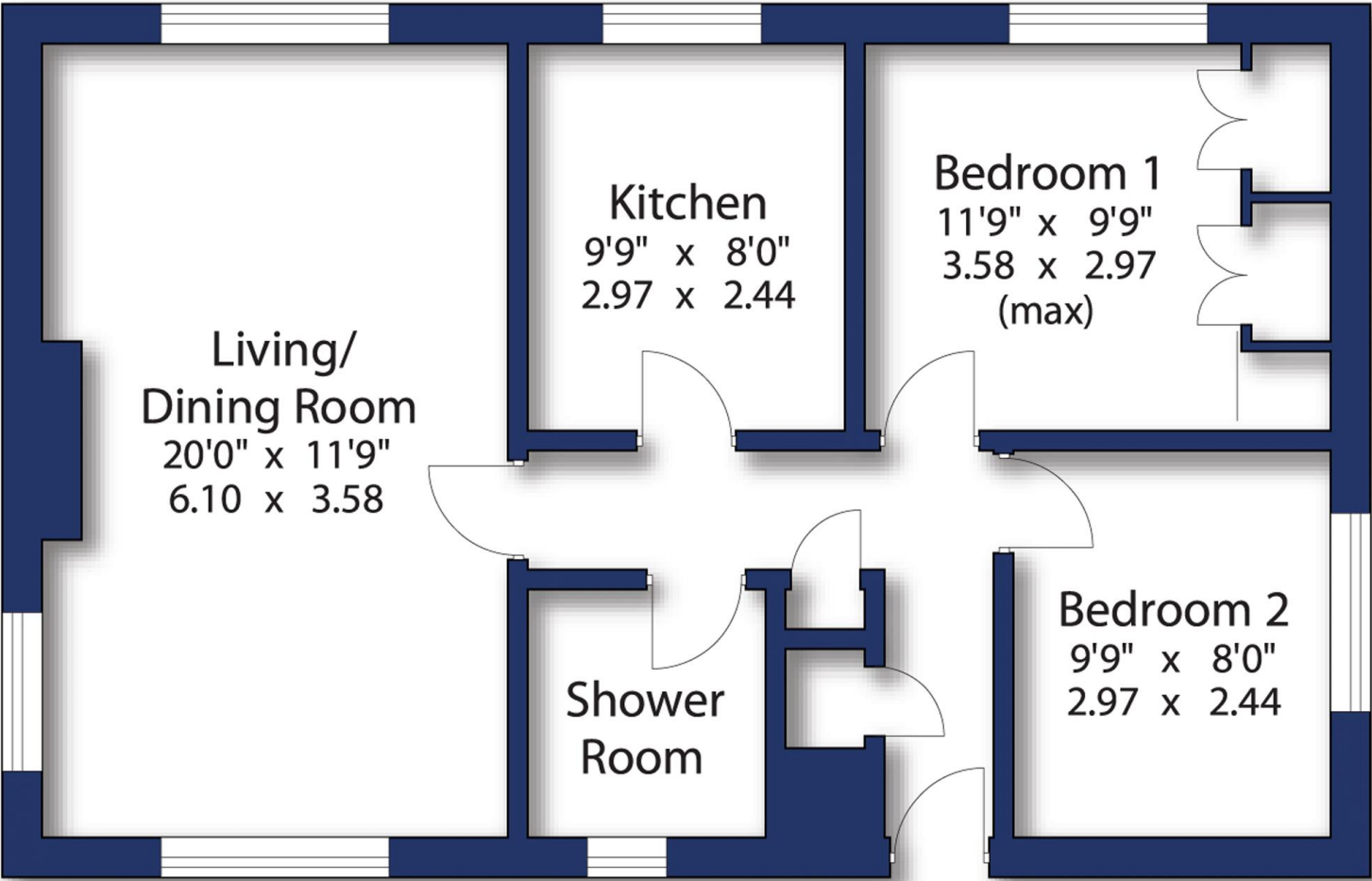
Referral fees

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.

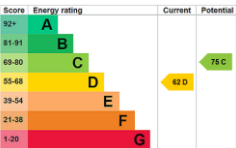
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Floorplans



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