



Guide Price £265,000

- Three bedrooms
- Modern kitchen and bathroom
- Spacious living accommodation throughout
- Garage
- Enclosed rear garden
- Open views
- Village location
- Within catchment for highly regarded schools

31 Piecefields, Threshfield, Skipton, BD23 5HR

A three bedroomed mid terrace property sat in a quiet cul-de-sac location offering good living accommodation. With a recently fitted kitchen and bathroom. Enclosed garden to the rear and stunning views over towards Grassington. NO ONWARD CHAIN

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31 Piecefields, Threshfield, Skipton, North Yorkshire, BD23 5HR

Harrogate 24 miles, Skipton 9 miles, Leeds 36 miles (all distances approximate)

General remarks

Enter through a upvc door into a hallway with access to a downstairs cloak with two piece suite comprising of, a low

flush w.c., wash hand basin and a window to the front. Also off the hall is an open plan living/dining area with a upvc window to the front, a decorative fireplace with gas fire with back boiler and an understairs cupboard. The dining area has upvc sliding patio doors leading into the rear garden and having stunning views over open fields towards Grassington. The kitchen offers a selection of white wall, drawer and base units with worktop surfaces over, sink and drainer, integrated ovens and microwave oven, hob and extractor, integrated fridge freezer, space for a washing machine and a door and window to the rear providing stunning views.

To the first floor landing with loft hatch and store cupboard. Bedroom one is to the front with a upvc

window and fitted wardrobes. Bedroom two is to the rear with fitted wardrobes and a window providing views over open fields and bedroom three is to the front with a window. The modern bathroom has a bath with shower over, wash hand basin and concealed cistern w.c. and a window to the rear.

To the front is a small lawned area with steps down to the house. The garage is located in a block and has an up and over door and is an ideal storage. The rear garden provides a stone steps and patio leading to the lawned area which then has a right of access over the neighbours garden to the garage area.

Directions

From Skipton take the Grassington road passing through the villages of Rylstone, Cracoe and entering into Threshfield. Turn right in the centre of the village towards Grassington. Piecefields is located on the right hand side. The property is towards the end of the cul de sac on the left, marked by our Dacre, Son & Hartley 'For Sale' board.

what3words [bake.compacts.friction](#)

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired back boiler.
- A garage is in a block on site
- The 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 £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.

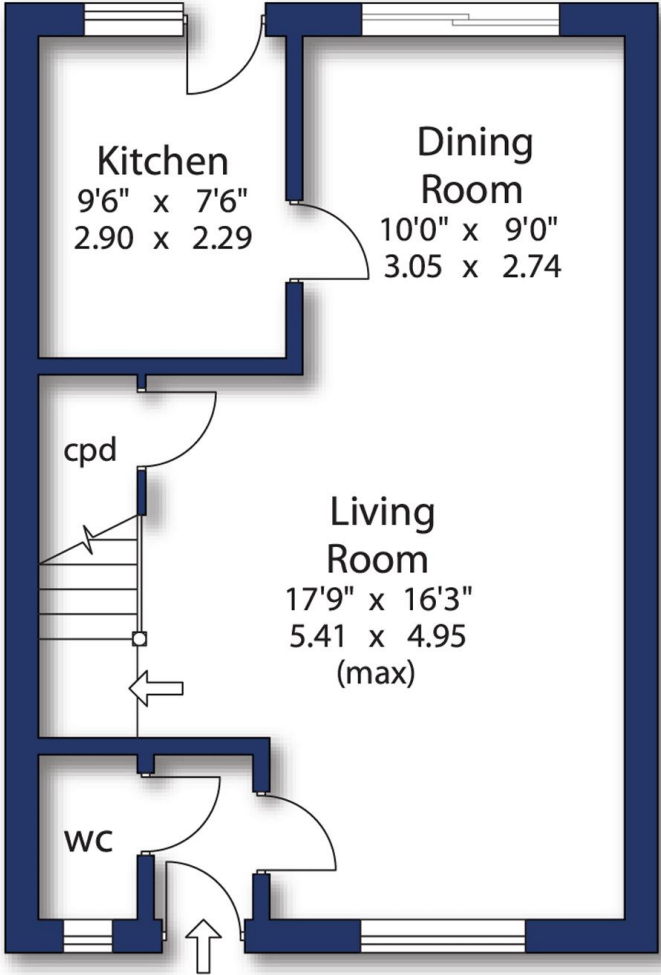
Referral fees

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.

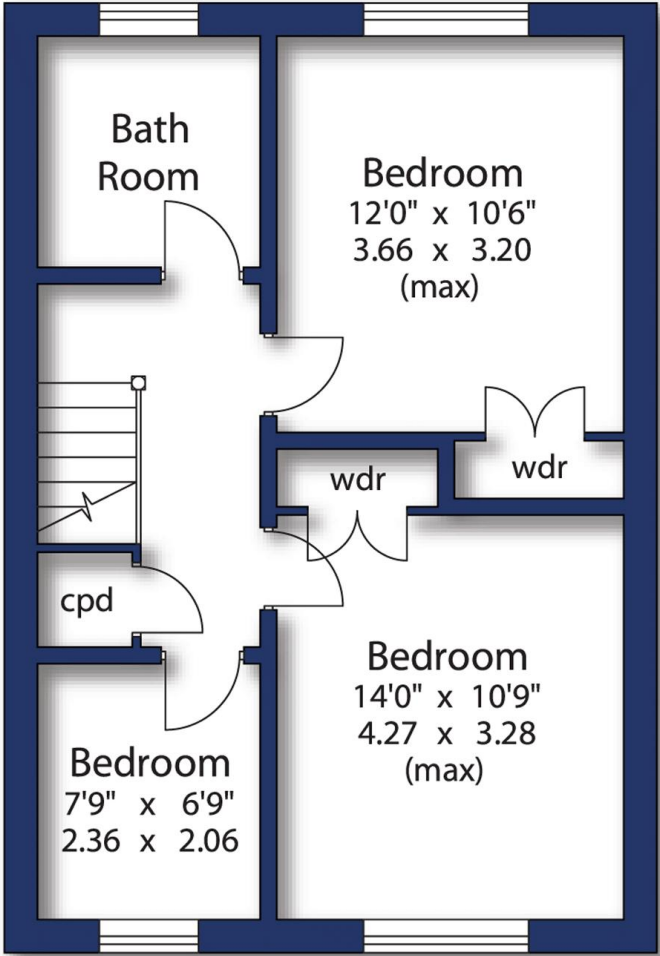
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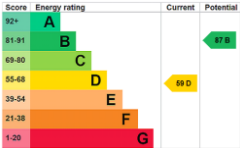
Floorplans



Ground Floor



First Floor © Dacre, Son & Hartley



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