

# HUNTERS®

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**Caxton Garth, Thresfield**

**Price £330,000**

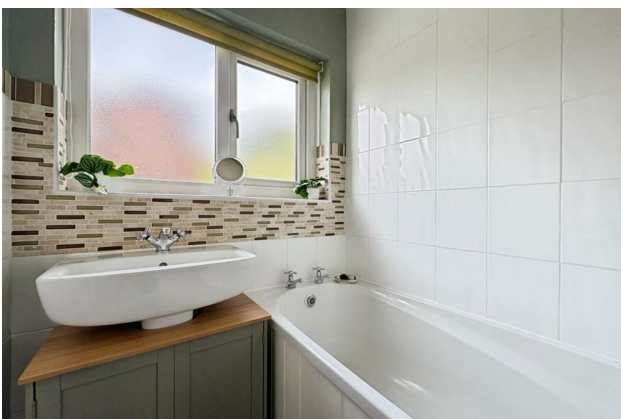
**Property Images**



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## Property Images



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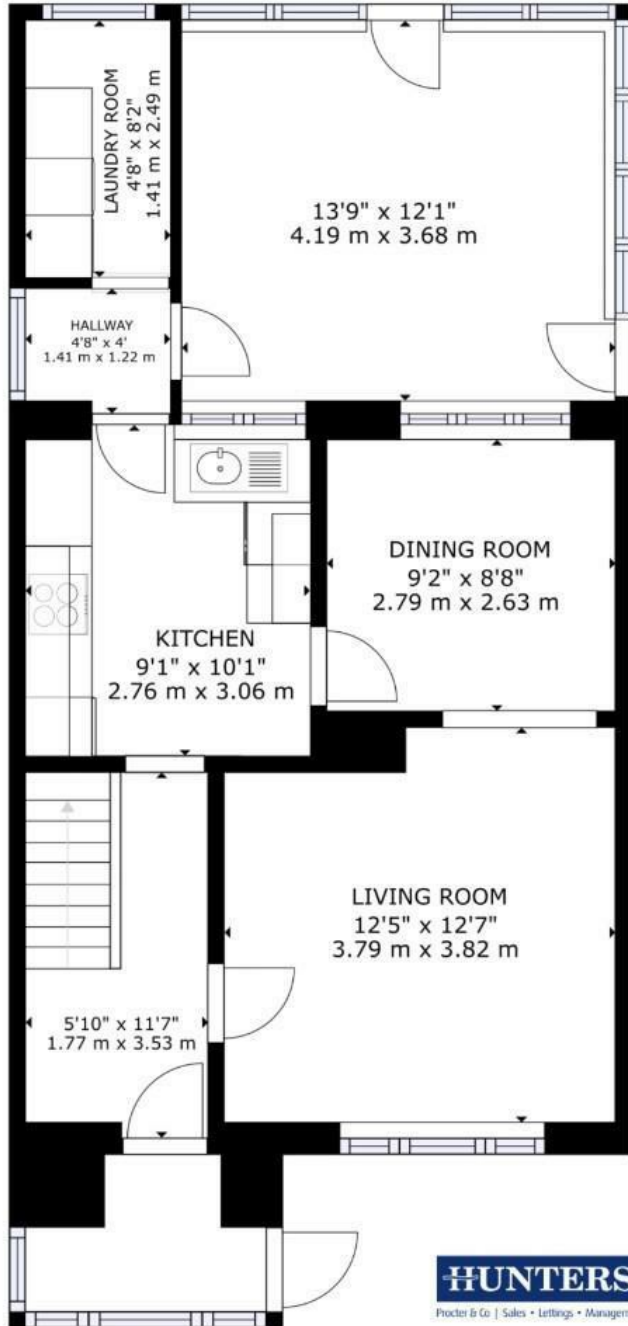
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## Property Images

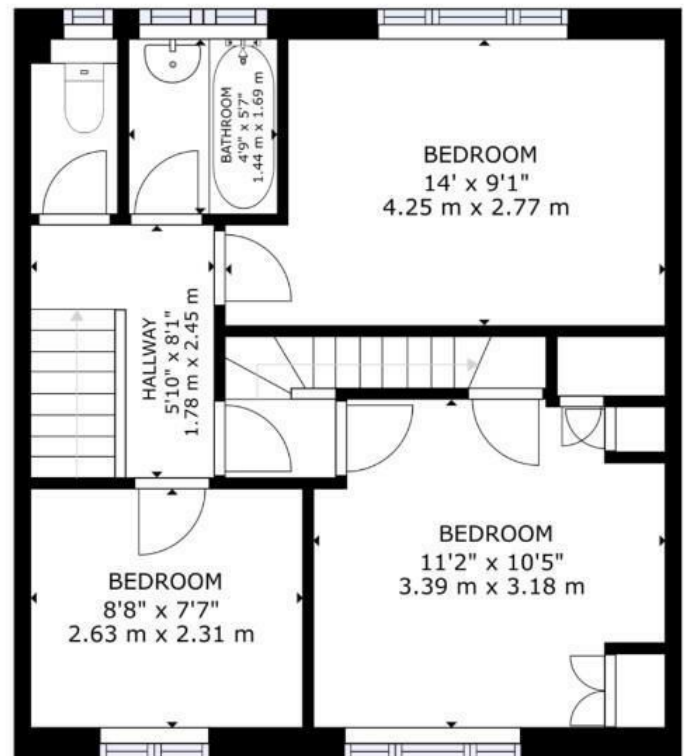
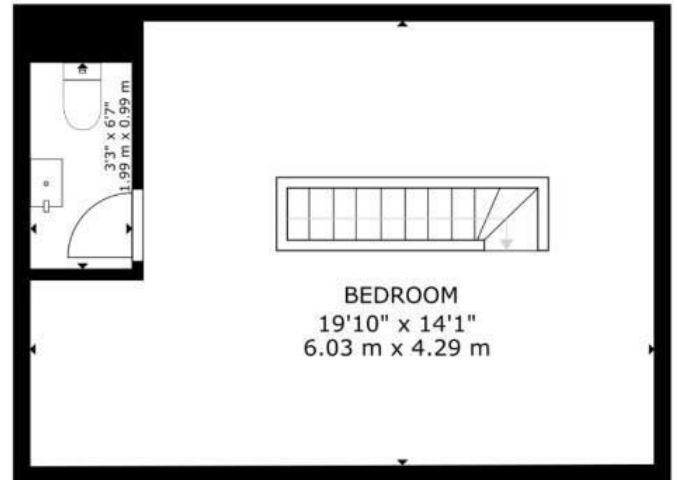


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           |



Located in the Dales Village of Threshfield, Skipton, this modern home offers easy living and maintenance, and with a pleasant outlook onto a communal green.

Presented to a high standard, this terraced property boasts 4 well-proportioned bedrooms and two bathrooms, making it an ideal family home.

A bright entrance-porch area provides boot space and leads into a hallway, featuring an open staircase and convenient understairs storage. The front sitting room, with its lovely views over a communal green, is perfect for relaxation, while the rear dining room provides an inviting space for family meals. The heart of the home is undoubtedly the high-quality fitted kitchen, equipped with cream wall and base units, a double oven, and an induction hob, ensuring that culinary enthusiasts will feel right at home.

The ground floor also includes a practical utility area and a large garden room that opens onto the hard landscaped rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. The gardens, both front and rear, are designed for easy maintenance, featuring a patio and gravelled areas that enhance the property's appeal.

On the first floor, you will find three comfortable bedrooms (2 doubles and a good-sized single), and the family bathroom is well-appointed with a modern suite, including a panelled bath and a separate WC for added convenience. On the second floor, a spacious 'attic' bedroom with 3 Velux windows, and cloakroom / WC.

Unofficial off-street parking is by mutual agreement with neighbours, and garages are available to rent subject to availability.

Located in the heart of this popular Wharfedale village, residents benefit from excellent local amenities, including schools, shops, fuel station, butcher and bakers, pubs, restaurants, dentist, and a medical centre. The historic market town of Skipton is just eight miles to the south, offering a wider range of facilities and services.

This property is a true gem, and a detailed inspection is highly recommended to fully appreciate the quality and charm it has to offer.

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### **On-Line-Bullet-Points**

- 3 Double bedrooms and a good sized single
- Modern and well presented
- Living room, dining room and large garden room
- Fitted kitchen & utility room
- Gas central heating & double glazing
- Attractive village setting
- Close to schools and shops
- Viewing highly recommended
- Parking available & garage to rent
- 20 minutes stroll up into Grassington