

HUNTERS®

HERE TO GET *you* THERE

16 Piece Fields, Threshfield, Skipton, Yorkshire, BD23 5HR

Price £314,500

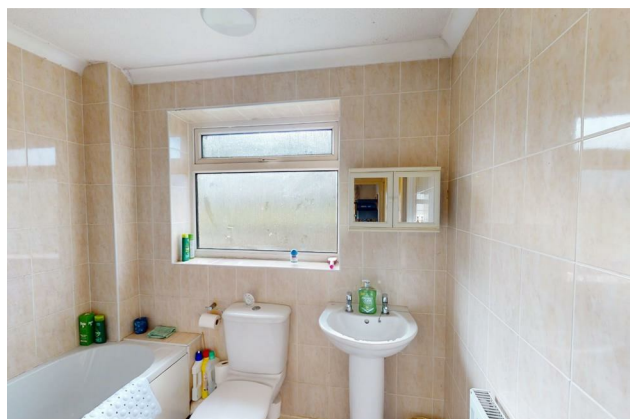
Property Images



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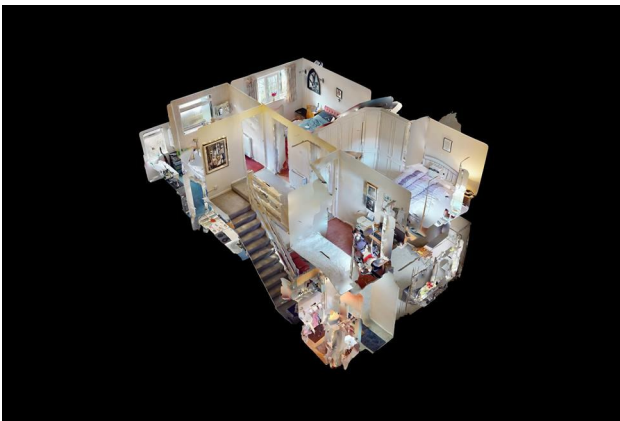
Property Images



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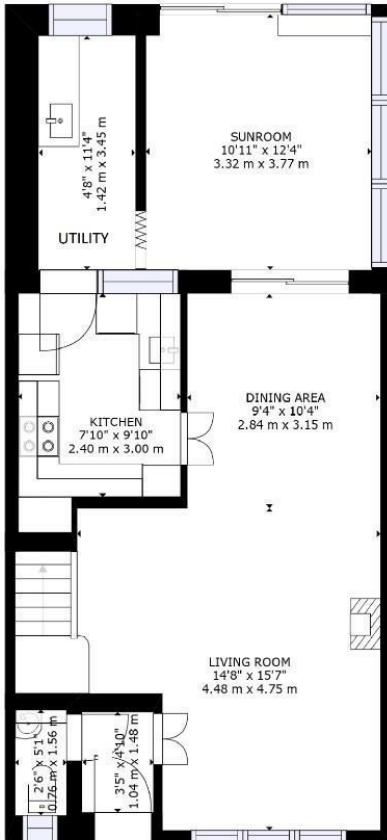
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Property Images

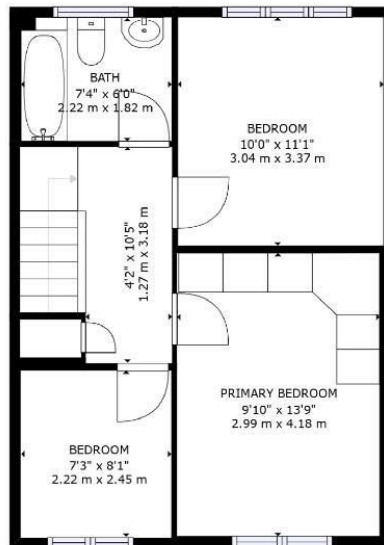


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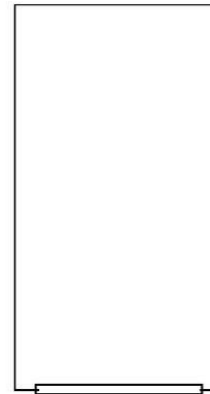


FLOOR 1



FLOOR 2

GARAGE ROUND THE CORNER



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Summary

A deceptively spacious village home offering family sized accommodation. Now requiring updating / upgrading, the potential here is huge. The house is an end of terrace with a large front garden area, side garden and a delightful well stocked enclosed rear garden. Backing onto woods and the countryside with a pleasant outlook.

NO FORWARD CHAIN

An entrance lobby / boot space with WC /Cloaks off, opens into a spacious through living-dining room with Adams-style fireplace incorporating an electric stove -style fire. Ample space here for sofas, furniture and a dining suite. Sliding doors lead into the sun / garden room and onto the rear gardens, and in turn into a utility room and a fitted kitchen.

To the first floor there are 2 double bedrooms with some pleasant views, a single bedroom, and a bathroom.

A single garage is just round the corner and with visitor parking adjacent to the front gardens.

All mains services are connected, and the GAS fired boiler supplies heat to all rooms bar the 3 bedrooms which currently have wall mounted slim-line heaters.

Threshfield is a small village and civil parish in the Craven district of North Yorkshire, in the heart of The Yorkshire Dales National Park. It borders Grassington, Linton Falls and Skirethorns. Nearby villages (within 7 miles radius) are Linton, Cracoe, Rylstone, Hetton, Hebden, Kilnsey,. The famous Upper Wharfedale Rugby Club is located here and there is the highly regarded Upper Wharfedale School. A SPAR supermarket and fuel station with in-store local butcher is just down the road. Nearby Grassington has an abundance of independent retailers, pubs, cafes and restaurants along with a modern medical centre and dentist. Both villages enjoy a close knit and very active community, not to mention the now famous Grassington Festival with top celebrities performing year on year. Being on the Dales Way and Sea to Sea cycle routes, Threshfield and Grassington are fabulous places to bring up a growing family with local primary schools or indeed retire,