

# HUNTERS®

## EXCLUSIVE

Raines Meadow, Grassington

Price £575,000

Property Images



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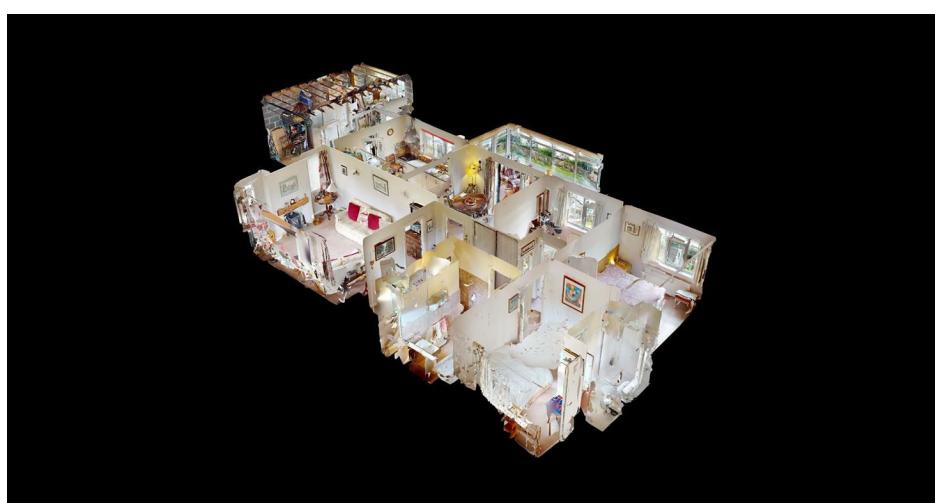
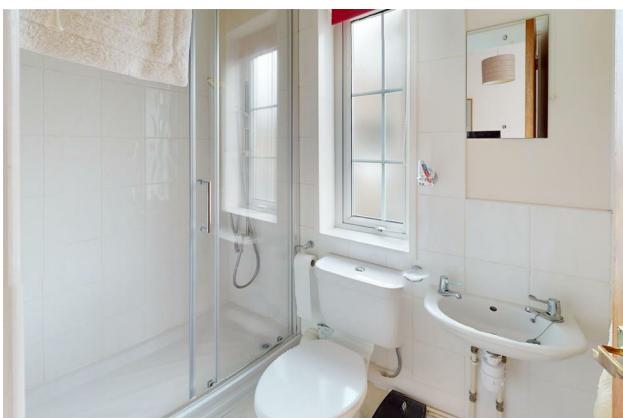
### Property Images

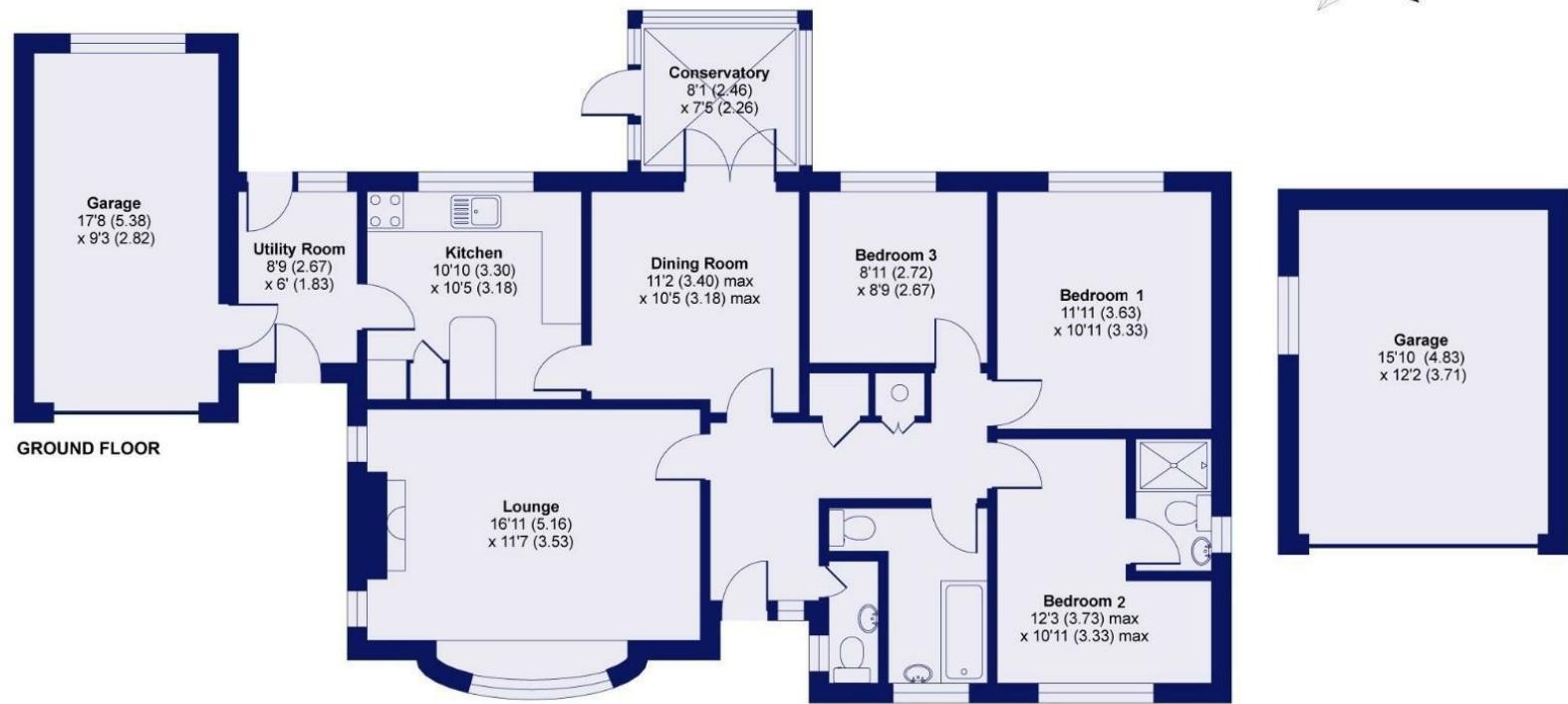


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



- Superb position / quiet location
- Spacious detached bungalow
- Open-plan living-dining-kitchen + Laundry room
- 3 bedrooms, bath room, shower room
- Delightful living room looking onto front garden
- Generous sized rear gardens & patio
- 2 single garages plus driveway to each
- Well maintained

Nestled in the charming Raines Meadows of Grassington, this spacious detached bungalow offers a picturesque retreat in the heart of the Yorkshire Dales. Boasting three reception rooms and three bedrooms, this property provides ample space for comfortable living.

Step inside to discover an inviting entrance hall leading to a cloakroom, a spacious lounge, a dining room, a well-equipped kitchen, a bright conservatory, and a convenient utility room. The three bedrooms offer flexibility for a growing family or visiting guests, while the two bath/shower rooms ensure practicality and comfort.

Outside, this bungalow impresses with two single garages, two driveways accommodating up to 6 vehicles, and beautifully landscaped gardens with a sunny south-facing aspect. The immaculate presentation of the property is complemented by delightful long-distance views, creating a serene and peaceful atmosphere.

Located in a highly sought-after village, this property is a rare find that promises a tranquil lifestyle amidst stunning natural beauty. With its generous living spaces, convenient amenities, and charming surroundings, this bungalow is a true gem waiting to be explored. Viewing is highly recommended to fully appreciate the unique appeal of this Yorkshire Dales haven.

#### GRASSINGTON

Grassington is a picture postcard village in the heart of the Yorkshire Dales National Park offering excellent local facilities, set amongst the magnificent limestone scenery of Upper Wharfedale and is a hub for local tourism affording a wide range of outdoor leisure pursuits.

There is a rich tapestry of flower-filled meadowland, high fells, heather moors and broad-leaved woodland, all scattered with stone barns, waterfalls and an abundance of drystone walls.

Nevertheless Grassington lies within 10 miles of Skipton with the highly regarded Ermysteds Grammar School and Skipton Girls High School. However, Wharfedale School just down the road also offers excellent results and sports facilities.

Grassington itself has an abundance of shops including butchers, grocers, mini-market, clothes, produce, excellent pubs and restaurants.

#### ENTRANCE HALL

Accessed via a UPVC and double glazed door with side window allowing ample natural light. Heating radiator, coving to the ceiling, a range of built in storage cupboards, one housing the hot water cylinder, hatch to loft and telephone point. Timber doors lead off to the lounge, dining room, three bedrooms, house bathroom and cloakroom.

#### CLOAKROOM WC

Featuring a dual flush WC, wall mounted wash basin with contemporary taps, half tiled walls, vinyl flooring, recessed spot lighting, UPVC obscure double glazed window allowing natural light and wall mounted Baxi condensing boiler.

#### LOUNGE

A generous lounge featuring a Valor glass fronted high efficiency gas fire with marble hearth, stone back and timber mantle over. Four wall light points, large UPVC double glazed bay window to the front elevation with views of the garden and allowing ample natural light. Two further UPVC double glazed windows to the gable, large double panel heating radiator, TV point, coving to the ceiling and ample space for settees, coffee tables and side boards.

#### DINING AREA

A square shaped dining space, being open-plan to the kitchen, and with ample space for a six seater dining suite. Doors opening into the conservatory.

#### CONSERVATORY

With UPVC double glazed windows to all three elevations allowing ample natural light and with delightful views of the garden and long distance views of the moors. Corrugated roof, UPVC door with glazed panel opening onto the garden.

#### KITCHEN

With a range of wall and base units with granite-effect- laminate worktops over, and complimentary tiling in-between. Sink and drainer unit with mixer tap over. Four ring electric hob, fan oven, dishwasher and fridge / freezer. Large UPVC double glazed window with views of the gardens and surrounding moors. Door into the utility / laundry room and garage.

#### UTILITY ROOM

A handy room with space and plumbing for a washing machine and tumble dryer, UPVC door with obscure glazed panel to the front elevation, UPVC door with obscure glazed panel and matching window to the rear elevation. Electric meters, corrugated roof and a timber panelled door into the integral garage.

#### INTEGRAL GARAGE

A single garage with an up and over door. Light and power. Timber window with secondary glazing allowing ample natural light, work bench and ample space for storage.

#### BEDROOM ONE

A good sized double bedroom with a UPVC double glazed window with views of the garden and long distance views of the moors. Heating radiator fitted wardrobes and furniture.

#### BEDROOM TWO

A good sized double bedroom with a UPVC double glazed window to the front elevation, heating radiator and a timber door leads into the en-suite shower room.

#### EN-SUITE SHOWER ROOM

With a fully tiled shower enclosure with Mira electric shower unit. Dual flush WC and wall mounted wash basin. UPVC obscure double glazed window. Extractor fan, vinyl flooring and partially tiled walls.

#### BEDROOM THREE

A good sized single bedroom with a UPVC double glazed window. radiator, and with views of the garden and moors beyond.

#### HOUSE BATHROOM

A generous bathroom featuring a bath with electric shower unit over, WC and full pedestal basin. Partially tiled walls, extractor fan and heating radiator.

#### LOFT

With a drop down ladder the loft is partially boarded with ample space for storage and is well insulated.

#### OUTSIDE

To the front of the property there are two driveways to either side providing parking for a number of vehicles with access to the integral single garage and the detached single garage. Bounded by timber fencing and with flagged pathway to the front door. A landscaped lawned garden sits adjacent to the front door stocked with specimen trees and shrubs, bounded by dry stone walling.

To the rear of the property there is a delightful landscaped garden with a large flagged South West facing patio area with outside tap. The beds are stocked with a range of specimen shrubs and bounded by timber fencing. There is a lean-to green house attached to the back of the integral garage, timber shed and timber gated access down both sides of the property.

#### DETACHED SINGLE GARAGE

With an electric remote control up and over door with power and lighting and a timber window. Ample space for storage and outside light.