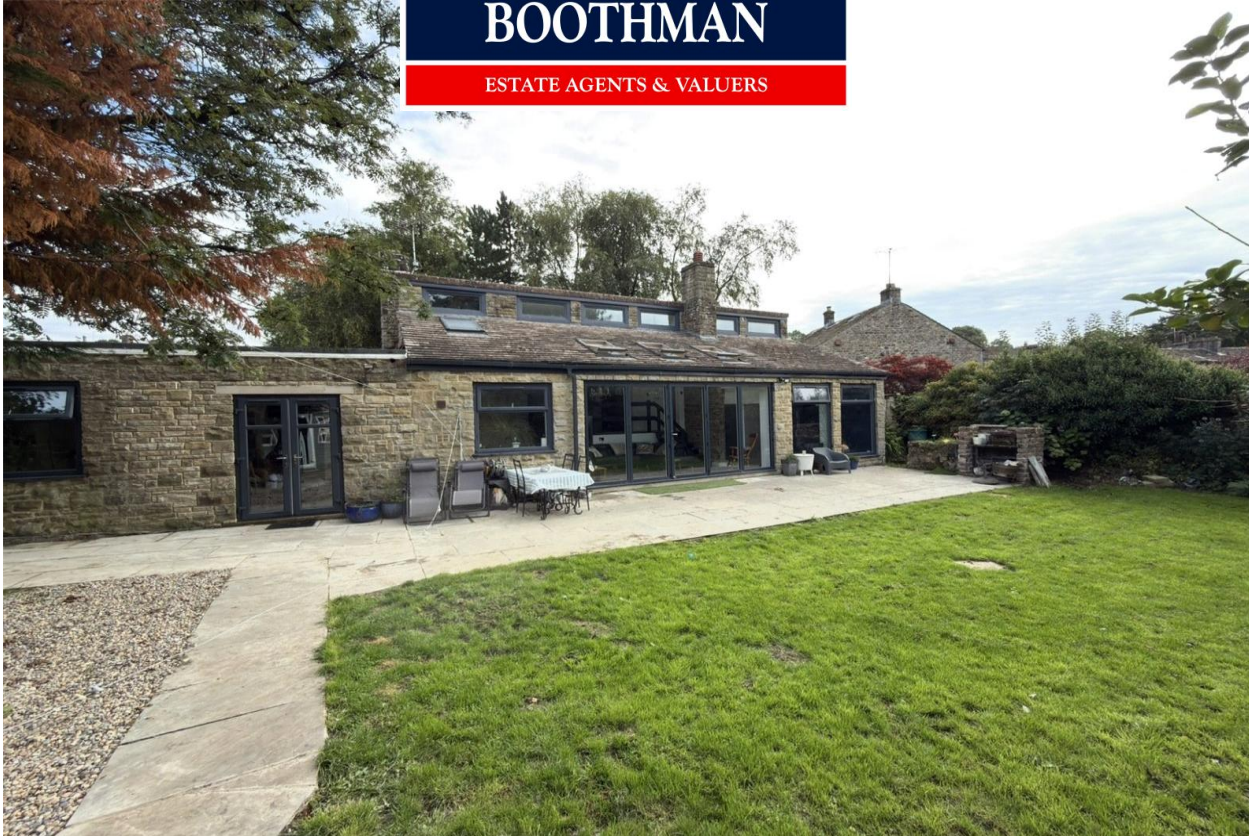


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



Casita de Navidad, Moody Sty Lane,  
Grassington, North Yorkshire BD23 5LX  
Asking Price: £634,950



+ 4



+ 2



- Unique detached home
- Three/four bedrooms
- Versatile and spacious living accommodation
- Superbly presented throughout
- Private driveway with integral garaging
- Large rear garden

Casita de Navida is a truly unique detached three/four-bedroom home with well-planned living accommodation of exceptional merit, having been recently renovated by the current owners to a high standard, with quality fixtures and fittings throughout. The property also benefits from the rare addition of a private driveway, an integral garage and a large rear garden.



Fitted with sealed unit UPVC double glazed windows, gas fired central heating and being situated in this quiet location whilst only being a short walk from the Main Street, the property comprises briefly:

An open covered entrance porch, an entrance hallway, a sitting room with bi-folding doors onto the rear garden, a beautifully appointed dining kitchen with contemporary fitted wall and base units and integrated appliances, a snug/bedroom, the master bedroom with a well-appointed ensuite shower room, two further bedrooms, the house bathroom with a three piece suite and an integral garage with access to a home office.

Externally, to the front of the property there is a private driveway with parking for several vehicles which leads to the integral garage. To the rear there is a sizeable garden, mainly laid to lawn and with a stone paved seating area, ideal for sitting out. There is also external lighting, a storage shed and a summerhouse.

Surrounded by the beautiful countryside of the Yorkshire Dales National Park, adjacent to the River Wharfe, the highly regarded village of Grassington is well served by a comprehensive range of amenities including a Post Office, a convenience store, a medical centre with dentist, a hardware shop, a range of other everyday shops and a great choice of venues to eat and drink. There is an excellent pre school, primary and secondary schooling and the local area is renowned for its stunning scenery providing an excellent landscape for walking, fishing, cycling, fell running, horse riding, and a range of other outdoor pursuits. Grassington hosts a very popular annual two week summer Art Festival as well as an annual Dickensian Christmas Festival.

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The historic market town of Skipton known as the 'Gateway to the Dales' is only circa nine miles away to the South, providing more extensive shopping and recreational facilities together with Ermysted's Boys Grammar School and Skipton Girls High School. Skipton includes a railway station providing regular daily services to Leeds and Bradford together with a direct service to London's Kings Cross.

Certainly representing a rare opportunity, the unique home comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

Feature stone flagged flooring. Central heating radiator. Substantial timber front entrance door.

### LANDING

Balustrade. Vaulted ceiling with high level UPVC double glazed windows. Central heating radiator.

### MASTER BEDROOM

13' x 12'5" with sealed unit UPVC sash windows. High level sealed unit UPVC double glazed windows. Central heating radiators.

### STYLISH ENSUITE SHOWER ROOM

Floor and wall tiling. Large walk in shower cubicle with a chrome handheld and rainfall shower over. Low suite w/c with a vanity wash basin built into a wall unit with an LED mirror over. Sealed unit UPVC double glazed window. Heated towel rail. Recessed low voltage ceiling spotlights. Extractor fan.

### BEDROOM

8'9" x 7'6" with a sealed unit UPVC sash window. Central heating radiator.

### BEDROOM

8'7" x 6'5" with a sealed unit UPVC sash window. Central heating radiator.

### HOUSE BATHROOM

Contrasting floor and wall tiling. Low suite w/c. Vanity wash basin with an LED mirror over. Freestanding ceramic luxury bath with a shower head attachment. Chrome heated towel rail. Central heating radiator. Fitted shelving. Velux window. Extractor fan. Recessed low voltage ceiling spotlights.

## LOWER GROUND FLOOR

### SITTING ROOM

17'2" x 12' with feature stone flagged flooring. Wall radiators. Bi-folding doors onto the rear garden. Feature exposed stone wall. Vaulted ceiling with Velux windows.

#### SNUG/BEDROOM

11'10" x 11'9" with feature stone flagged flooring. Sealed unit UPVC double glazed windows overlooking the garden. Wall radiator. Inset fireplace with potential to put in a log burning stove (subject to relevant works).

#### DINING KITCHEN

Superbly appointed with a newly fitted kitchen incorporating contemporary fitted wall and base units with contrasting quartz worktops and tiled surrounds. Five ring gas hob with a matching extractor canopy over. Recess for undercounter fridge. Peninsular unit. Hisense tall fan assisted oven. Sealed unit UPVC double glazed window and matching patio doors. Recessed low voltage ceiling spotlights. Wall radiators. Access to:

#### INTEGRAL GARAGE

17' x 14'6" with power and lighting. Wall mounted Baxi gas fired combination boiler. Worktop with a stainless steel bowl and drainer sink with a chrome hot and cold mixer tap. Plumbing for a washing machine. Access to a separate W/C.

#### STUDY/HOBBY ROOM

6'8" x 6'5" with a sealed unit UPVC double glazed window. Central heating radiator.

#### OUTSIDE

To the front of the property there is a private driveway with parking for several vehicles which leads to the integral garage (as described above). To the rear there is a sizeable garden, mainly laid to lawn and with a stone paved seating area, ideal for sitting out. There is also external lighting, a storage shed and a summerhouse.

#### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: F

#### TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

#### BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line superfast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

#### ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

#### INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

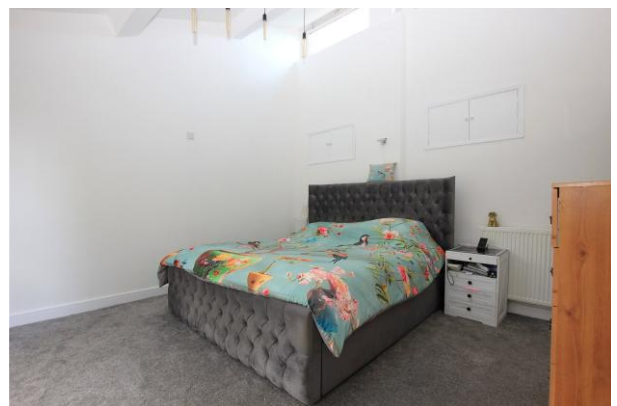
Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

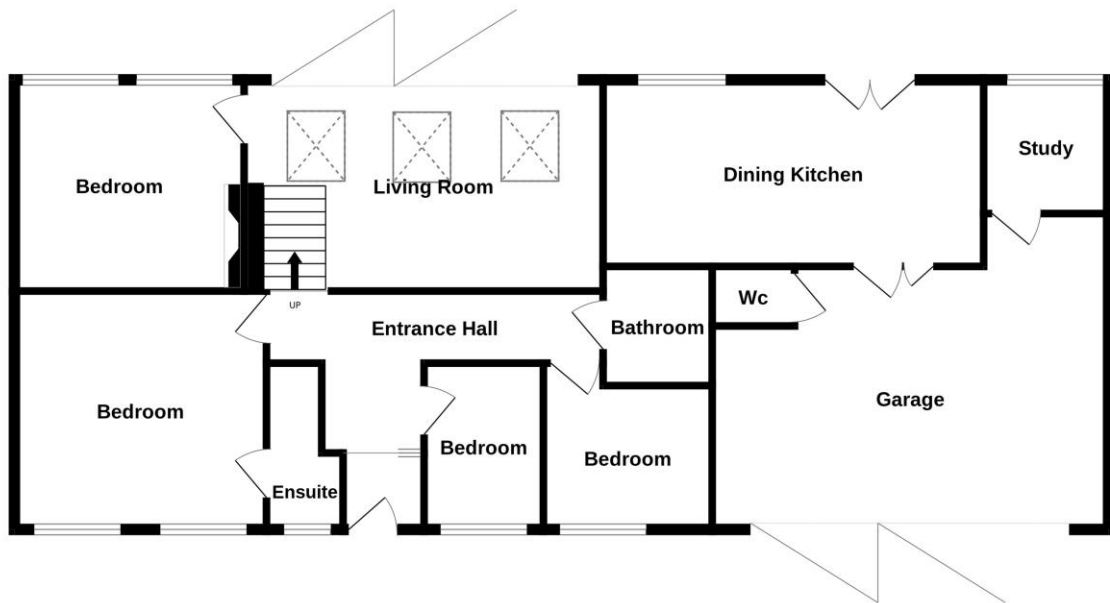
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

|                                                                           |                           |                                                     |
|---------------------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Casita De Navidad<br>Moody Sty Lane<br>Grassington<br>SKIPTON<br>BD23 5LX | Energy rating<br><b>C</b> | Valid until: <b>15 September 2036</b>               |
|                                                                           |                           | Certificate number: <b>0380-2596-0610-2496-7685</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached bungalow |
| Total floor area | 91 square metres  |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 70 C    | 76 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.