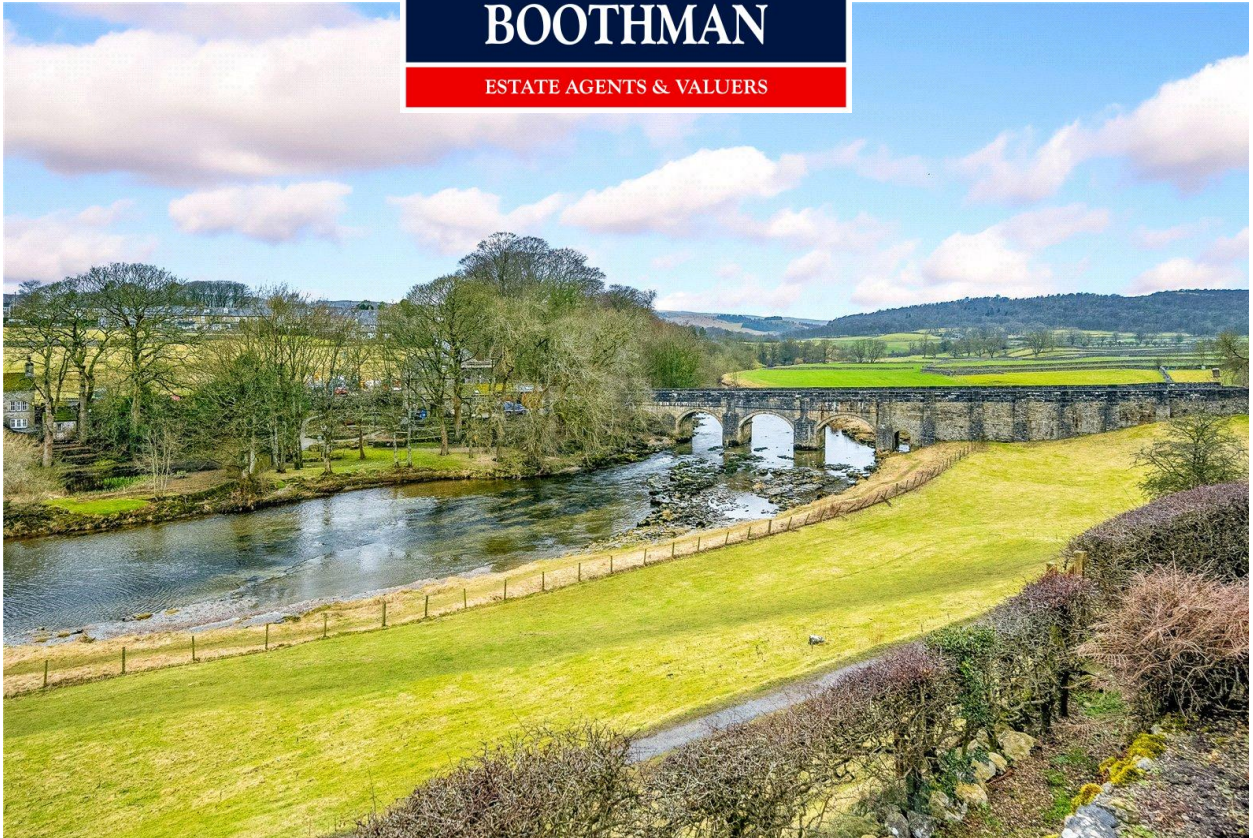


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



11 Bridge End, Grassington BD23 5NH
Asking Price: £275,000



+ 2



+ 2



- One bedroom holiday cottage
- One of the most unique properties in the Dales
- Panoramic views over the River Wharfe and surrounding Fells
- Potential investment opportunity
- Quality mix of character features

Enjoying some of the finest views within this sought after Yorkshire Dales village, this versatile property is beautifully presented and is situated in an elevated 'picture postcard' position commanding a truly spectacular outlook onto the historic bridge crossing over the beautiful River Wharfe and the surrounding countryside up to Cracoe Fell.



11 Bridge End is a completely unique and individual opportunity with a one bedroom apartment which is currently used as a successful holiday cottage with the additional benefit of a separately accessed self-contained flat/annex.

The property includes a delightful west facing garden enjoying sun for the majority of the day and also having breath-taking panoramic views over the river and surrounding countryside.

The well-equipped accommodation includes gas central heating and sealed unit double glazing, comprising in further detail:

An entrance hallway, a house bathroom with a three-piece suite, a large double bedroom with fitted wardrobing, a sitting room with feature bay windows and a log burning stove and a dining kitchen with ample fitted wall and base units and space for a dining table.

The self contained flat/annex has an open plan living/dining/kitchen with an ensuite shower room and access out onto the rear garden.

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

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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.

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 property comprises in further detail:

LOWER GROUND FLOOR

OPEN PLAN SELF CONTAINED STUDIO FLAT

20'10" x 15'7" (maximum) with a hardwood rear entrance stable door. Sealed unit Aluminium double glazed windows. Central heating radiator. Fitted worktop. Plumbing for washing machine. Stainless steel bowl and drainer sink with chrome hot and cold taps. Worcester gas fired combination boiler (for flat and holiday apartment above). Useful walk in storage cupboard.

ENSUITE SHOWER ROOM

Chrome heated towel rail. Low suite w/c. Wash basin with tiled splashback. Walk in shower cubicle with chrome thermostatic shower. Sealed unit Aluminium double glazed window with inbuilt Manrose extractor fan.

GROUND FLOOR

ENTRANCE HALLWAY

Substantial hardwood front entrance door. Central heating radiator. Useful storage cupboards.

KITCHEN

15'9" x 7'4" with a sealed unit Aluminium double glazed window. Central heating radiator. Hardwood rear stable door. Fitted hardwood wall and base units with matching worktops and tiled surrounds. Plumbing for a washing machine. Freestanding Hotpoint oven with an extractor canopy over. Stainless steel bowl and drainer sink with a chrome hot and cold mixer tap.

SITTING ROOM

16'6" (into bay) x 13'5" with a feature bay window with sealed unit UPVC double glazed windows looking onto the River Wharfe. Central heating radiator. Cast iron log burning stove with a stone hearth and matching mantle.

BEDROOM

14'4" x 10'2" with a sealed unit Aluminium double glazed window. Central heating radiator. Fitted wardrobing. Corner sink with storage below.

HOUSE BATHROOM

With a sealed unit Aluminium double glazed window. Central heating radiator. Pedestal wash basin with chrome hot and cold taps. Low suite w/c. Panelled bath with chrome shower over. Recessed low voltage ceiling spotlights.

EXTERNALLY

To the front there is parking for one vehicle. To the rear there is a Westerly facing garden with the rare and beautiful open aspect overlooking the River Wharfe and surrounding countryside.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Leasehold. A new lease will be created with a nominal ground rent (expected to be around £25pa) and we expect it will be over 100 years in length. Further details can be discussed with the vendors on viewings.

SERVICES All mains services are installed.

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.

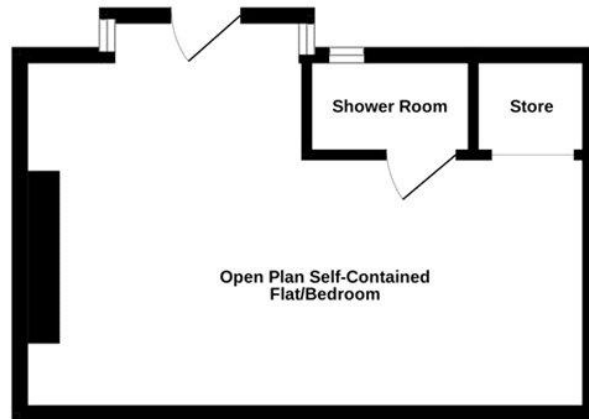
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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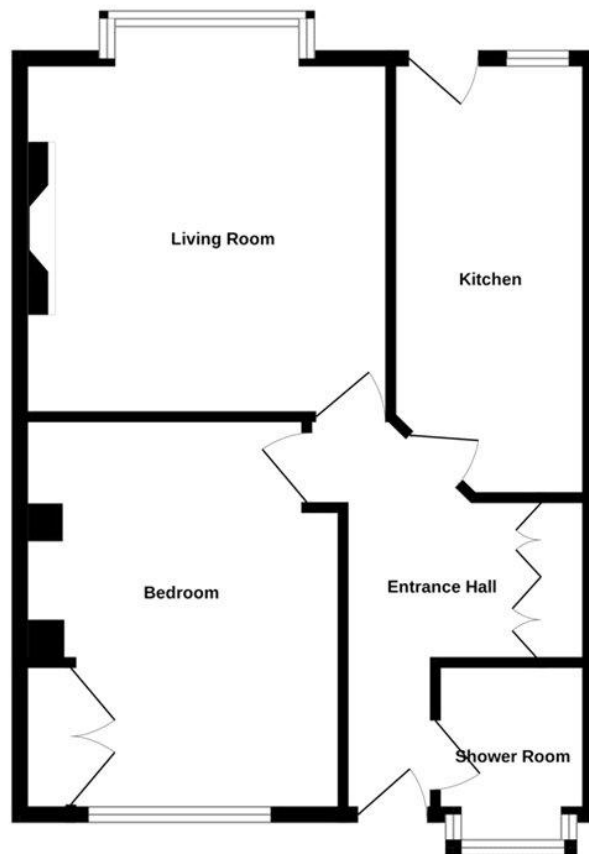
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

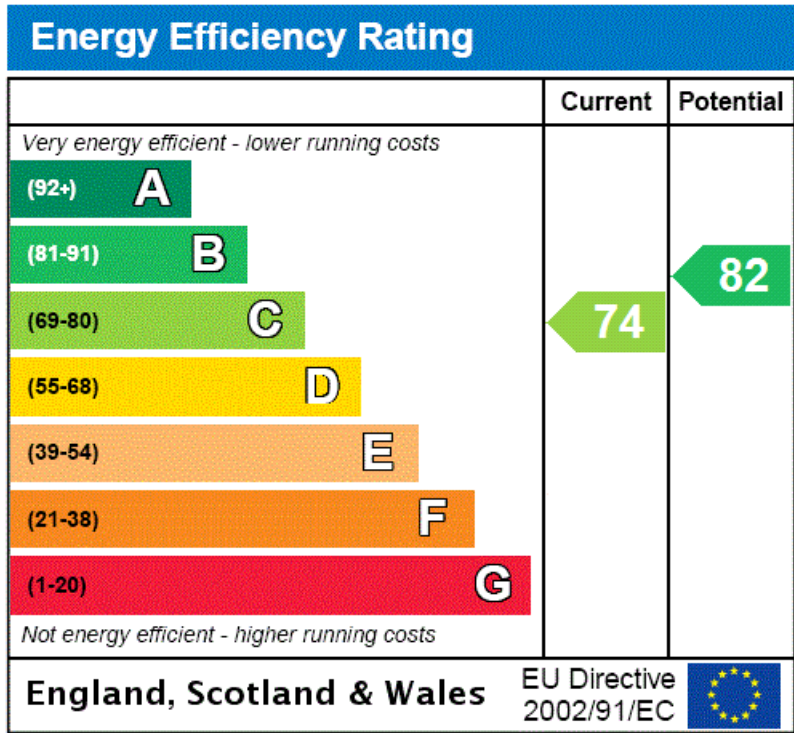


LOWER GROUND FLOOR



GROUND FLOOR





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