

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Old Police House, Wharfeside Avenue, Threshfield, BD23 5BS



+ 5

+ 2

Asking Price: £595,000



- Detached Family Home.
- In the heart of the picturesque village of Threshfield.
- Very generous Private Parking.
- Separate self-contained G Floor Annexe.
- Recently landscaped level Gardens.

A superb opportunity to purchase this unique and versatile individual detached family-sized residence, offering spacious and well presented living accommodation throughout with the rare addition of a self contained Ground Floor Apartment / Annex. Enjoying a superb level location overlooking the grounds of Upper Wharfedale secondary school at the front, the Old Police House is situated only a few minutes walking distance away from extensive local amenities in both Threshfield and the larger neighbouring village of Grassington.



Including UPVC sealed unit double glazing throughout, mains gas central heating and quality contemporary fixtures and fittings this outstanding property certainly provides a unique opportunity, comprising very briefly:

An entrance hall. A sitting room that has been recently, a dining room with a feature fireplace incorporating a multi-fuel stove which is open through to the beautiful dining kitchen fitted with oak wall and base units and ample integral appliances. To the first floor there are four good sized double bedrooms, one of which has an en-suite shower room and a high quality fitted house bathroom with a four piece white suite. Attached to the property is a self contained ground floor annexe with a kitchen, a house bathroom with a three piece suite, a sitting room and a good sized double bedroom. Externally to the front of the property there is a very generous private driveway with ample parking for several vehicles. To the side of the property there is a stone paved patio area which leads around to the rear of the property with a recently landscaped enclosed garden including established lawn, and colourful well stocked flowerbeds.

Surrounded by beautiful open countryside adjacent to the River Wharfe in the Yorkshire Dales National Park, the very popular village of Threshfield and the larger neighbouring village of Grassington share an extensive variety of everyday shops, amenities and services including well respected primary and secondary schooling.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa ten miles away to the south whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

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With much to commend it, this spacious detached property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

Oak flooring. Sealed unit hardwood double glazed window and matching front entrance door. Central heating radiator. Staircase to the first floor living accommodation. Under stairs storage space.

SITTING ROOM

13'6" x 12'10" Inset fireplace. Sealed unit UPVC double glazed window. Central heating radiator.

LIVING ROOM

14'10" x 12'10" Oak effect flooring. Alcove cupboards. Central heating radiator. Sealed unit UPVC double glazed window. Feature stone fireplace with matching hearth and surround with oak mantel and cast iron multi-fuel stove. Useful storage cupboard. Open through to:

FITTED KITCHEN

14'6" x 13'2" Oak effect flooring. Sealed unit UPVC double glazed windows to two elevations with matching double doors onto the side patio. Gas Aga. Fitted wall and base units with contrasting granite worktops and matching up-stands. Belfast sink with chrome hot and cold mixer tap. Integral dishwasher. Recess for fridge/freezer. Vaulted ceiling. Breakfast island with further base units. Velux window.

FIRST FLOOR

LANDING

Spindled balustrade. Loft access.

BEDROOM ONE

15'7" x 11'6" Central heating radiator. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights. Loft access. Beamed ceiling.

EN-SUITE

Oak effect flooring. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Extractor fan. Shaver point. Vanity wash basin. Corner shower cubicle with Triton electric shower. Low suite WC. Partial wall tiling.

BEDROOM TWO

14'5" x 14' Central heating radiator. Sealed unit UPVC double glazed window.

BEDROOM THREE

14'10" x 12'10" Sealed unit UPVC double glazed window. Central heating radiator. Oak effect flooring. Original feature fireplace. Storage cupboard.

BEDROOM FOUR

13'6" x 12'10" Sealed unit UPVC double glazed windows. Central heating radiator. Fitted wardrobing.

HOUSE BATHROOM

Wood effect flooring. Recessed low voltage ceiling spotlights. Shaver point. Chrome heated towel rail. Vanity wash basin with storage drawers underneath. Low suite WC. Walk-in shower cubicle with chrome thermostatic shower and rainfall shower over. Large free standing bath with waterfall tap. Partial wall tiling. Extractor fan.

LAUNDRY / UTILITY ROOM

6'8" x 5'11" Sealed unit UPVC double glazed window. Central heating boiler. Plumbing for washing machine and space for dryer. Granite effect worktop with corner stainless steel sink.

GROUND FLOOR ANNEXE

ENTRANCE HALL

Sealed unit UPVC entrance door. Central heating radiator.

KITCHEN

9'10" x 7'10" Formally a police cell which has been converted into a kitchen. Oak effect flooring and worktop. Fitted wall and base units with tiled surrounds. Sealed unit UPVC double glazed window. Four ring ceramic electric hob. Fan assisted oven. Integral fridge. Stainless steel one and a half bowl sink and drainer. Central heating radiator.

BEDROOM

15' x 11'7" Central heating radiator. Sealed unit UPVC double glazed window.

SITTING ROOM

14'4" x 11'7" Central heating radiator. Oak effect flooring. Sealed unit UPVC double glazed windows.

HOUSE BATHROOM

Wall tiling throughout. Oak effect flooring. Pedestal wash basin. Low suite WC. Sealed unit UPVC double glazed window. Heated towel rail. Corner bath with chrome bath taps and electric shower over.

OUTSIDE

To the front of the property there is a privately accessed gravel parking area with generous parking for several vehicles.

To the side of the property there is an enclosed flagged patios area perfect for sitting out in the spring and summer months.

To the rear of the property there is a storage shed with power and lighting along with a good sized garden area with colourful flowerbeds beds and established level lawn.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

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

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.

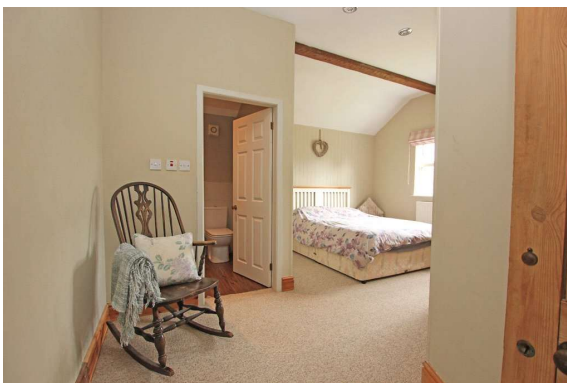
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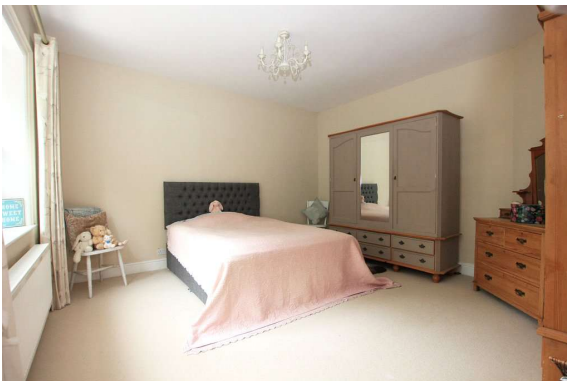
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

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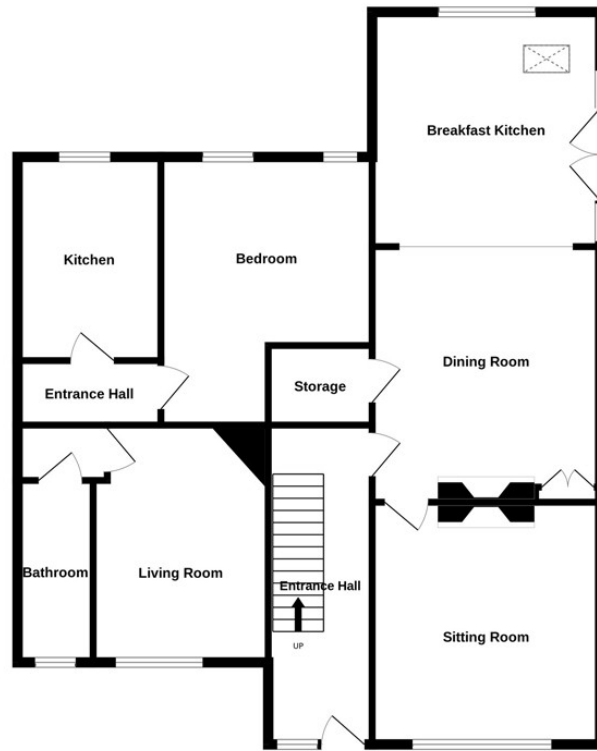
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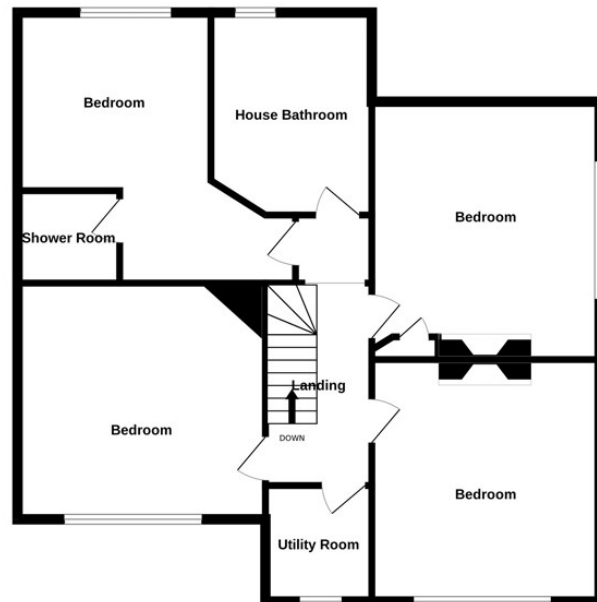




GROUND FLOOR



1ST FLOOR



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