

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Raines Meadows, Grassington BD23  
5NB  
Asking Price: £395,000



+ 3



+ 1



- Extended Three Bedroom Semi
- Large Private Driveway
- Garage
- South Facing Rear Garden
- Walking Distance to Grassington

Standing in attractive gardens with a large private driveway leading to a single garage, this extended semi-detached house is very pleasantly situated on the level in a popular residential area only a few minutes walking distance away from extensive local amenities in Grassington village centre nearby.



Including UPVC sealed unit double glazing together with gas central heating, the property comprises briefly:

An Entrance hall with staircase leading to first floor landing, a bay fronted living room with feature cast iron wood burning stove, a superbly appointed dining kitchen including grey fronted wall and base units with contrasting granite worktop surfaces with a range of built in appliances, open through to a garden room with patio doors leading to an attractive landscape garden. Whilst on the first floor a landing leads to three well planned bedrooms and a well-appointed three-piece shower room having a large walk-in shower enclosure. Externally the property benefits from lawned front and rear gardens with a south facing patio to the rear and a large driveway leading to a single garage.

Set amidst beautiful open countryside in the Yorkshire Dales National Park the incredibly popular picturesque village of Grassington is served by a comprehensive variety of local amenities and services including an extensive range of shops, public houses, and highly admired restaurants. The village is surrounded by the Yorkshire Dales countryside which 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. Reputable primary and secondary schools are available in the nearby neighbouring village of Threshfield.

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 Ermysteds 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.



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The accommodation comprises in more detail:

## GROUND FLOOR

### ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door and window. Central heating radiator. Staircase leading to first floor landing. Understairs storage.

### LIVING ROOM

13'5" x 12'8" (Plus Bay Window) with UPVC double glazed bay window to the front. Feature cast iron stove set on stone hearth with oak lintel above. Central heating radiator. Ceiling coving.

### DINING KITCHEN

20'3" x 9'05" Superbly appointed light grey fronted wall and base units with contrasting granite worktop surfaces including breakfast bar peninsula. Inset one and half bowl stainless steel sink with drainer grooves into worktop surface. Built-in high-level oven. Built in Microwave. Four ring induction hobs with extractor fan above. Plumbing for an automatic washing machine. UPVC sealed unit double glazing. Space for a tall fridge freezer. Wood effect flooring. Central heating radiator. Open through to:

### GARDEN ROOM

17'02" x 9'05" With UPVC sealed unit double glazing. UPVC sealed unit double glazed patio doors leading to the rear garden. Two Velux. Central heating radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

With UPVC double glazed window. Loft access.

### BEDROOM ONE

12'10" X 9'11" with UPVC double glazed window to the front with superb views of Upper Wharfedale. Range of built in wardrobes including dressing table. Central heating radiator.

### BEDROOM TWO

11'9" x 9'11" with UPVC sealed unit double glazing. Central heating radiator. Recessed built in wardrobe with cupboard above.

### BEDROOM THREE

9'06" x 8'01" (maximum) with UPVC double glazing. Central heating radiator. Built in cupboard above the stairs.



#### SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin, and large walk-in shower enclosure with dual head thermostatic shower over. Ceramic wall tiles. Ladder central heating radiator in chrome finish. UPVC sealed unit double glazing. Built in linen cupboard.

#### OUTSIDE

There are good sized gardens incorporating front garden with lawn and well stocked borders with a variety of plants and roses together with pebbled area.

Large Private driveway to side providing parking for several vehicles and leading to:

#### SINGLE GARAGE

16'2" x 8'9" with up/over door, window, electric light and power and lean-to store at the rear.

The south facing rear garden provides a very attractive feature and includes a lawn together with a stone flagged patio/ sitting out area. There are also two TIMBER SHEDS with light and power.

#### COUNCIL TAX BAND

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

#### TENURE

The tenure for this property is Freehold.

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.

Ref: AJT070126

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





## Energy performance certificate (EPC)

17 Raines Meadows Grassington SKIPTON BD23 5NB	Energy rating <b>C</b>	Valid until: 8 January 2036
		Certificate number: 0700-3912-0022-3500-3963

Property type	Semi-detached house
Total floor area	103 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+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.