

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Kimpergill, 3 Bank Lane, Grassington
BD23 5BN
Asking Price: £580,000



+ 3



+ 1



- NO FORWARD CHAIN
- Detached Three Bedroom
- Two Garages
- Large Plot
- Panoramic Long Distance Views

This individual detached property stands in particularly generous gardens whilst enjoying an enviable elevated location, commanding superb long distance panoramic views across the valley towards the fells beyond.



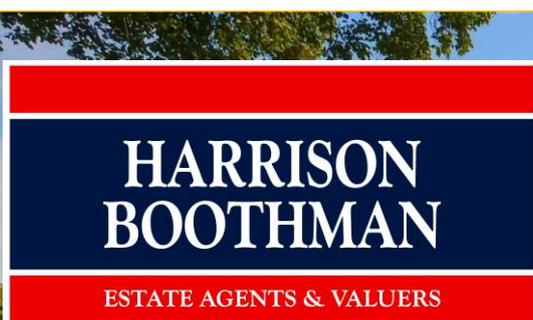
Within walking distance of local amenities and including a private driveway for multiple vehicles, an integral garage and a further detached garage, this unique property certainly provides a very exciting opportunity, comprising briefly:

A large entrance hall, a spacious living dining room enjoying impressive long-distance views with patio doors leading to the garden, a fitted breakfast kitchen, three well planned bedrooms with the two largest including fitted wardrobes, a four-piece shower room, and a separate w/c. There are steps leading from the entrance hall down to the integral garage which includes plumbing for a washing machine. Externally the property catches the sun all day, is enclosed by lawned gardens, with views from every aspect. A private driveway leads to the integral garage and there is also a further large stone built detached garage.

Surrounded by beautiful open countryside adjacent to the River Wharfe in the picturesque Yorkshire Dales National Park, Grassington and the neighbouring village of Threshfield together provide an extensive variety of local everyday shops, amenities and services including well respected primary and secondary schooling, Churches, public houses, cafes and restaurants, a doctors surgery, a chemist, a dentist, a sub post office, a petrol station, various sports clubs, community events, festivals and a bus service.

The local area is renowned for its stunning scenery, providing an excellent landscape for walking, cycling, fell running, fishing, horse riding and a wide variety of outdoor pursuits.

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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Skipton also offers a railway station providing a regular service to Bradford and Leeds.

Providing a unique opportunity within this sought after village, this individual property comprises in more detail:

GROUND FLOOR

ENTRANCE HALL

With substantial timber glazed entrance door. Sealed unit double glazing enjoying fine long-distance views over Grassington to the countryside beyond. Central heating radiator. Electric storage heater. Enclosed staircase leading to the integral garage. Ladder access leading to boarded loft space.

LIVING DINING ROOM

20'06" x 15'09" Dual aspect sealed unit double glazing enjoying impressive long-distance views over Grassington to the countryside beyond. Sealed unit double glazed patio doors leading to the garden. Stone fireplace with oil fired stove set on stone hearth. Two electric storage heaters.

FITTED KITCHEN

11'09" x 11'01" With a range of fitted wall and base units incorporating wood effect worktop surfaces having tiled surrounds. One and a half bowl sink and drainer unit. High level Miele electric oven. Four ring ceramic hobs with extractor over. Plumbing for an automatic dishwasher. Breakfast bar. Dual aspect sealed unit double glazing enjoying fine long-distance views over Grassington to the countryside beyond. Glazed timber rear entrance door.

BEDROOM ONE

15'04" x 9'04" With sealed unit double glazing enjoying fine long-distance views over Grassington to the countryside beyond. Range of fitted wardrobes and dressing table. Electric storage heater.

BEDROOM TWO

14' x 9' With sealed unit double glazing. Fitted wardrobe and drawers. Electric storage heater.

BEDROOM THREE

10'11" x 7'06" With sealed unit double glazing. Built in storage cupboard. Electric storage heater.

SHOWER ROOM

Well-appointed four-piece suite comprising low suite w/c, pedestal hand wash basin, bidet, walk in shower enclosure housing thermostatic shower. Built in airing cupboard housing emersion heater. Sealed unit double glazing. Central heating radiator.

SEPARATE W/C

With two-piece suite comprising low suite w/c and hand wash basin. Sealed unit double glazing. central heating radiator.

LOWER GROUND FLOOR

INTEGRAL GARAGE

24' x 9'10" With electric up/over door. Light and power. Workshop and utility areas. Plumbing for a washing machine. Fitted base units with stainless steel sink. Stairs up to the entrance hall.

OUTSIDE

PRIVATE DRIVEWAY – Leading to integral garage.

GARDENS

The property stands in generous established gardens incorporating lawned areas and planted borders including perennials and mature shrubs together with stone flagged patios adjoining the property provide pleasant sitting out areas enjoying stunning long-distance views over Grassington.

DETACHED STONE BUILT GARAGE – 20' x 12'06" With a tall sectional sliding timber door.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is Freehold.

SERVICES All mains' services are installed, with the exception of gas, which is available for connection in the driveway.

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

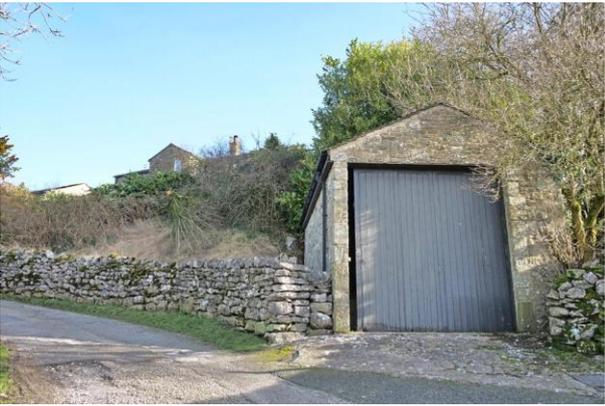
any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

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

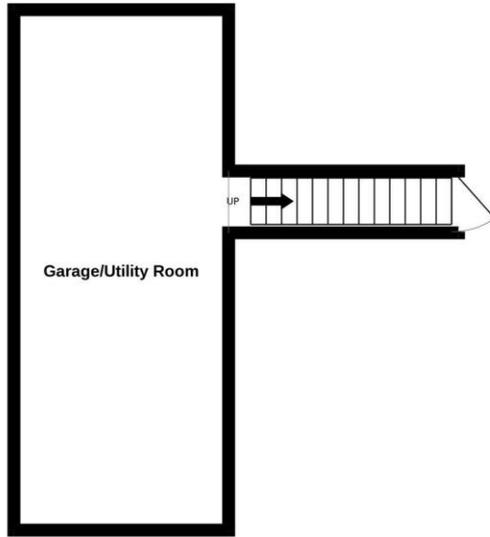
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





BASEMENT



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)

3 Bank Lane
Grassington
SKIPTON
BD23 5BN

Energy rating

E

Valid until: 24 February 2036

Certificate number: 0360-2175-6520-2426-1975

Property type	Detached bungalow
Total floor area	109 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 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.