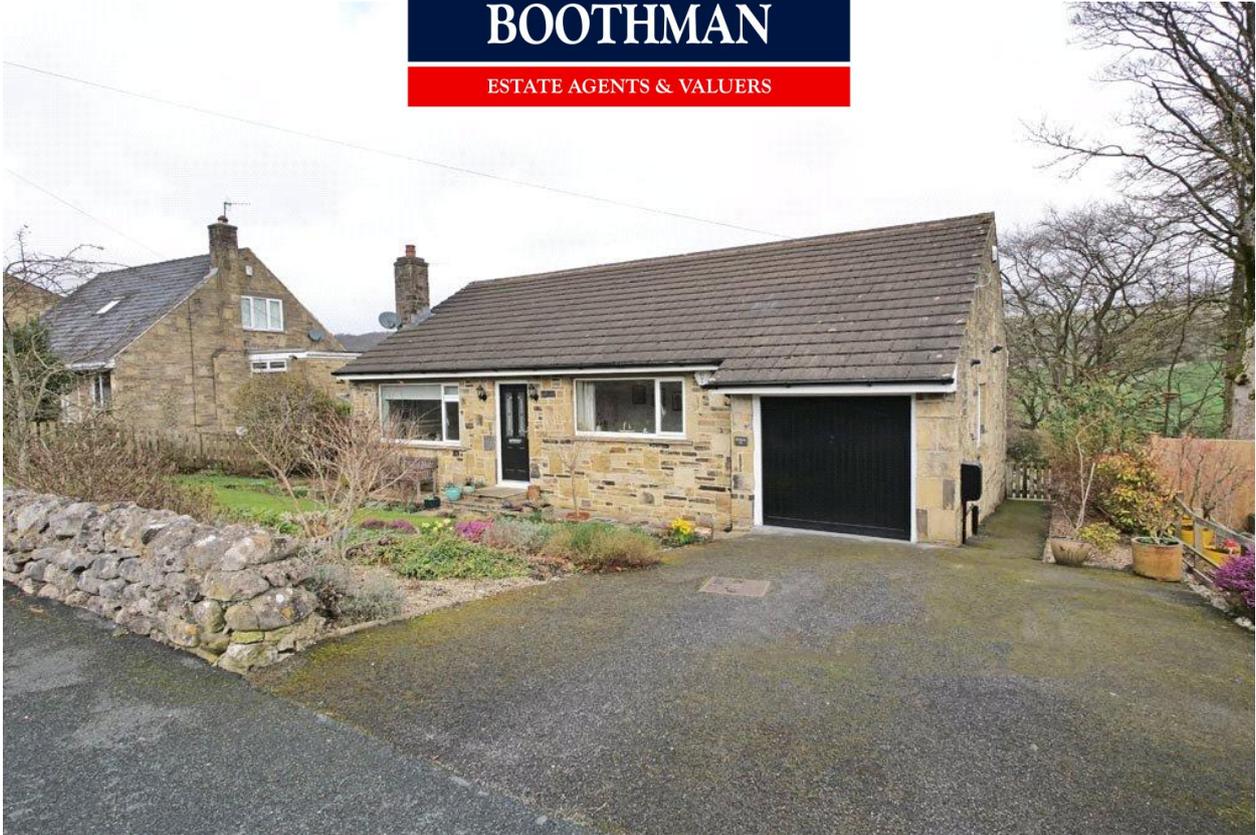


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



22 High Bank, Threshfield BD23 5BU  
Asking Price: £549,950



+ 3



+ 1



- Detached Three Bedrooms
- Private Driveway
- Storage Garden
- Large Gardens
- Open Long Distance Views

This outstanding individual three bedroomed stone detached bungalow enjoys an enviable level location in an exclusive cul-de-sac walking distance away from Threshfield/ Grassington village centre shops, amenities and services nearby.



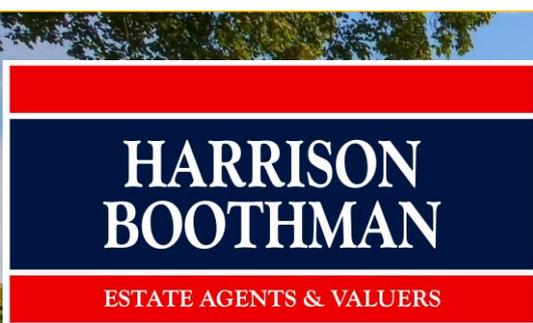
Set within mature landscaped gardens commanding superb long distance open views at the rear over the River Wharfe towards the fells beyond, 22 High Bank includes gas central heating, UPVC sealed unit double glazing, a security alarm and quality fittings/fixtures throughout.

Including the advantage of a private driveway, this delightful property is strongly recommended indeed for inspection, comprising briefly:

An entrance hall, a triple aspect living/ dining room commanding fine long-distance views at the rear, a superbly appointed fitted kitchen incorporating built in appliances, open through to a garden room with patio doors leading to the rear garden. There are three well planned bedrooms with the master bedroom also taking advantage of the open aspect to the rear and a superbly appointed three-piece shower room comprising a walk-in shower enclosure. Externally a private tarmac driveway leads to a useful storage garage. There is a landscaped mature colourful lawned front garden with side access leading to the generous rear garden providing fine open long-distance views and includes, artificial lawn, pebbled beds and a raised decking area providing a very pleasant sitting out area.

High Bank is a highly admired and sought after cul-del-sac situated in this popular Yorkshire Dales village which is adjacent to the village of Grassington and the two villages combined provide a good range of local amenities including primary and secondary schooling, public houses, extensive range of shops and restaurants in Grassington and delightful rural walks along the banks of the River Wharfe and the surrounding Yorkshire Dales fells.

Providing a unique opportunity and viewing highly recommended the property comprises in further detail:



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## GROUND FLOOR

### ENTRANCE HALL

With composite front entrance door. Two central heating radiators. Engineered oak flooring. Built in linen cupboard. Vent Axia. Loft access.

### LIVING / DINING ROOM

24'03" x 13'09" With triple aspect UPVC sealed unit double glazing enjoying fine long-distance views over the River Wharfe towards the fells beyond. UPVC sealed unit double glazed patio doors leading to raised decking area. Contemporary wall mounted log effect fire. Two central heating radiators. Engineered oak flooring.

### BREAKFAST KITCHEN

11'04" x 11' Superbly appointed cream fronted wall and base units with granite effect worktop surfaces having tiled surrounds. One and half bowl sink and drainer unit. Built-in high-level AEG electric oven. Built in Microwave. Four ring double gas hob and extractor above. Integrated fridge and freezer. Integrated dishwasher. Integrated washer dryer. Breakfast bar. Display cupboards. Wood effect Amtico flooring. Central heating radiator. Open to:

### GARDEN ROOM

10'04" x 8'10" With UPVC sealed unit double glazing enjoying fine long-distance views over the River Wharfe towards the fells beyond. UPVC sealed unit double glazed patio doors leading to the raised decking area. Two central heating radiators. Wood effect Amtico flooring.

### BEDROOM ONE

11'03" x 10'06" With UPVC sealed unit double glazed patio doors enjoying fine long-distance views over the River Wharfe towards the fells beyond. Central heating radiator. Built in wardrobe.

### BEDROOM TWO

14'08" x 8'05" With UPVC sealed unit double glazing. Central heating radiator. Range of built in wardrobes.

### BEDROOM THREE

8'05" x 7'09" With UPVC sealed unit double glazing. Central heating radiator.

### SHOWER ROOM

Superbly appointed three-piece white suite comprising large walk-in shower enclosure housing thermostatic shower, low suite w/c, and floating hand wash basin. UPVC sealed unit double glazing. Recessed ceiling spotlights. Full height wall tiles and contrasting floor tiles. Ladder central heating towel radiator. Electric under floor heating.

### OUTSIDE

There is a private tarmac driveway leading to the:

#### STORAGE GARAGE

7'10" x 6' With up/over door. Light and power. Wall mounted Worcester gas boiler.

To the front of the property is a colourful mature lawned garden with well stocked flower beds.

Side access leads to a generous landscaped rear garden providing an extremely attractive feature and enjoys fine long distance open views over the River Wharfe to the fells beyond, including artificial lawn, colourful flower beds, pebbled beds, stone flagged patio, and a raised decking area providing a very pleasant sitting out area.

#### 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.

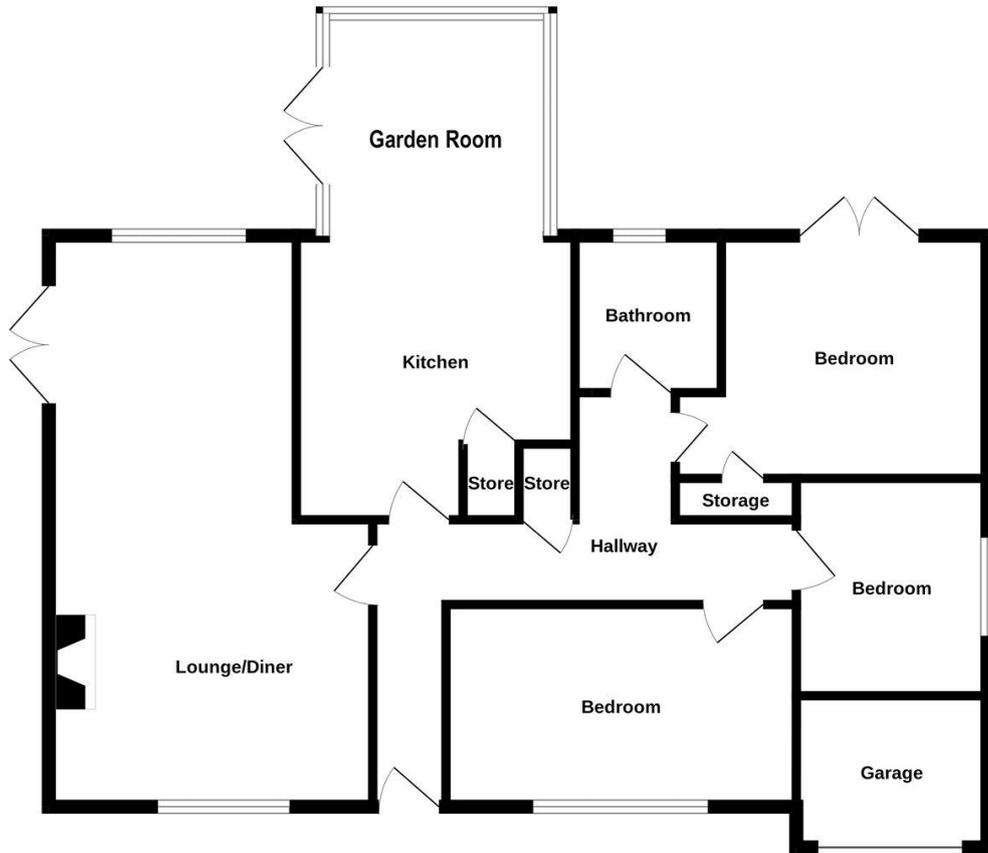
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





# 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)

22 High Bank Threshfield SKIPTON BD23 5BU	Energy rating <b>D</b>	Valid until: <b>27 September 2033</b>
		Certificate number: <b>2889-1003-8251-4727-5204</b>

Property type	Detached bungalow
Total floor area	94 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 D. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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