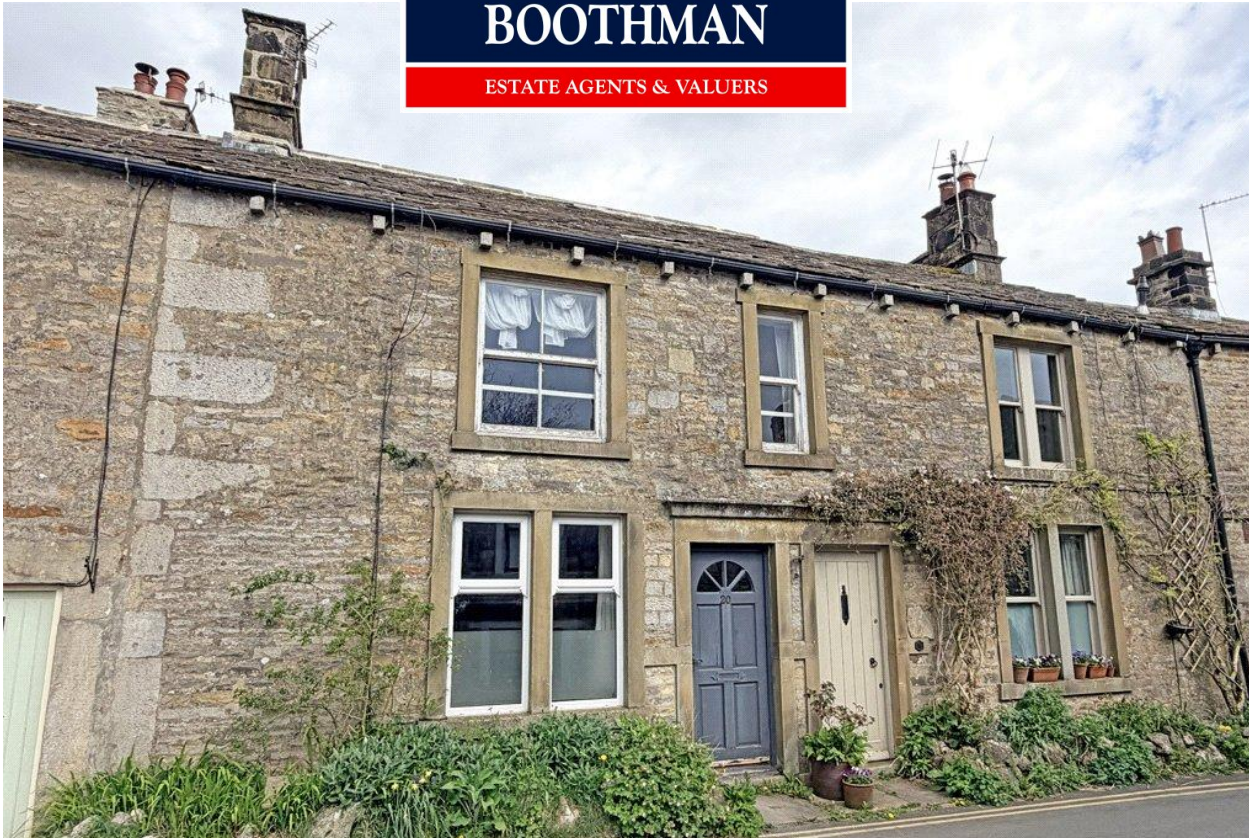


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



20 Chapel Street, Grassington BD23
5BE
Asking Price: £235,000



+ 2



+ 1



- Individual 2 bedroom stone cottage
- Superb location in picturesque older part of Grassington
- All local amenities nearby
- Rear garden/sitting out area

With significant potential for further modernisation and improvement, but recently reroofed in 2025, this individual two bedroomed stone terraced cottage is superbly situated on the level in the picturesque older part of Grassington with all village centre shops, amenities and services nearby whilst beautiful open countryside is only a few minutes walking distance away.



Certainly providing an attractive opportunity, the cottage has the advantage of an easily manageable rear garden and gas central heating together with charming character features including exposed stonework, a beamed ceiling and a magnificent inglenook stone fireplace.

With much to commend it, the property comprises very briefly - a living room with exposed stonework, a beamed ceiling and a feature inglenook stone fireplace. A kitchen and a pantry. Two first floor bedrooms and a bathroom. There is a flower bed frontage and an easily manageable enclosed rear garden offering a pleasant sitting out area whilst also including an out-building/store place.

Surrounded by beautiful open countryside adjacent to the River Wharfe in the scenic 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 and a well stocked Spar general store with independent butchers, bakery and fuel facilities. There are 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, fishing, fell running 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.



Harrison Boothman Estate Agents & Valuers
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Skipton also offers a railway station providing a regular service to Bradford and Leeds.

The property comprises in further detail:

GROUND FLOOR

LIVING ROOM

17'10" x 16'7" With a traditional Regency style front entrance door. Stone mullioned UPVC sealed unit double glazing. Window seat. Double central heating radiator. Full height exposed stonework to one wall. Magnificent inglenook stone fireplace with stone features, a bee hive oven and an open grate. Feature beamed ceiling. Display alcove. Staircase to the first floor with spindled balustrades.

KITCHEN

10'10" x 8'9" With fitted base and wall units. Worktop surfaces. Built-in Lamona oven with a four ring hob and an extractor hood above. UPVC sealed unit double glazing. Traditional partly glazed external door to the rear garden.

PANTRY

With a window, stone shelves, an electric light, electricity sockets and a Worcester gas central heating boiler.

FIRST FLOOR

LANDING

With spindled balustrades and a central heating radiator.

BEDROOM ONE

13' x 11'10" (maximum) Enjoying fine long distance views at the front across the valley towards countryside and the hills. Double central heating radiator.

BEDROOM TWO

9'11" x 8'3" Enjoying fine long distance views at the front. Double central heating radiator. Built-in wardrobe.

BATHROOM

With a three piece white suite comprising a panelled bath having a full height tiled surround, a screen and a shower to the mixer tap together with a pedestal wash basin and a low suite WC. Extractor fan.

OUTSIDE

There is a flower bed frontage.

Easily manageable enclosed rear garden with stone boundary walling and providing a pleasant sitting out area.

STONE OUT-BUILDING/STORE PLACE

COUNCIL TAX BAND

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

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.

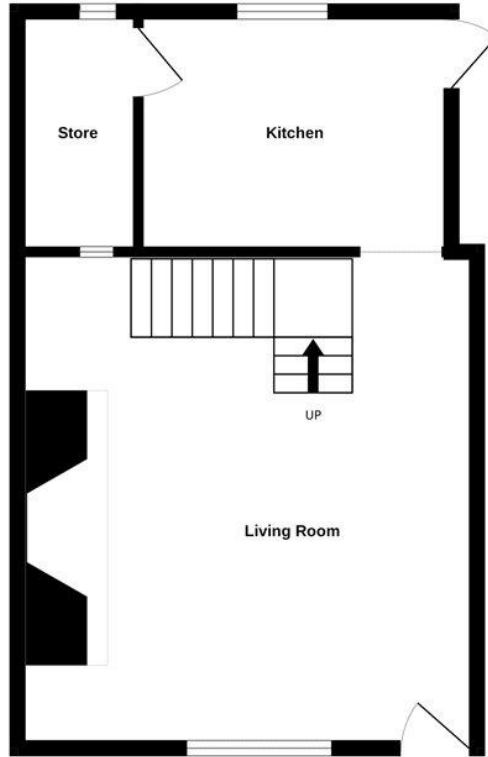
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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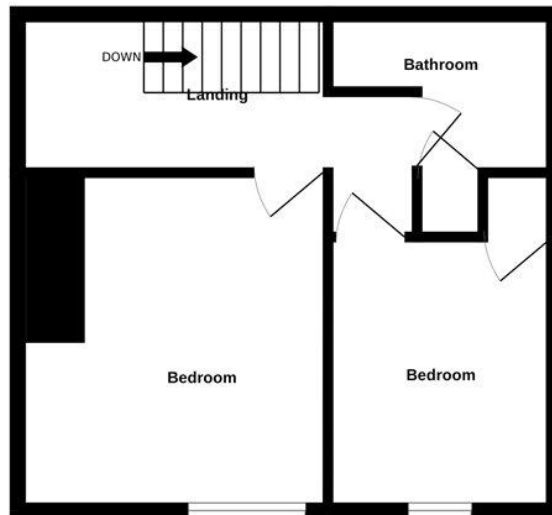
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

20, Chapel Street Grassington SKIPTON BD23 5BE	Energy rating D	Valid until: 28 August 2028
		Certificate number: 8368-6128-5580-5358-1922

Property type	Mid-terrace house
Total floor area	74 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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.