



Hardy Meadows, Grassington
£319,950





18A Hardy Meadows Grassington BD23 5LR

NO FORWARD CHAIN ***LOCAL OCCUPANCY
CLAUSE NOW OPEN TO THE CRAVEN AREA***
AN AMAZING OPPORTUNITY TO ACQUIRE ONE OF
THESE TWO FABULOUS NEW BUILD TWO BEDROOM
SEMI DETACHED BUNGALOWS IN THE MUCH LOVED
DALES VILLAGE OF GRASSINGTON. RESERVATIONS
NOW BEING TAKEN.

Beautifully appointed bungalows by established builders
Hall Varley Homes Ltd with their renowned stone work
visible throughout. Two good sized bedrooms, modern
bathroom and an easy free flowing open plan living space
incorporating kitchen and dining areas. Garden and
parking to the front of the property and in the heart of the
village close to all the local amenities.



Grassington is one of the most popular of Dales villages with a strong and thriving local community, but is also a hub for visitors to this spectacular part of the Yorkshire Dales National Park with its magnificent Wharfedale scenery. Nine miles north of Skipton, Grassington has an excellent range of local and quality shops as well as a choice of well-patronised public houses and restaurants. The Town Hall provides a wide array of events throughout the year and plays host to the annual Grassington Arts Festival as well as the Dickensian Festival Weekends each November/December. Also in the village is a Primary School and Health Centre, with Upper Wharfedale Secondary School and Upper Wharfedale Rugby Union Club at Threshfield just a mile away.
Wren Cottage is fabulous cottage bungalow finished to a high

specification and in reclaimed natural stonew ith modern and contemporary fittings throughout, including oak finished internal doors. Under floor heating and hard wood double glazed windows throughout and a Yorkshire Dales local occupancy clause. Brand new carpets, laminate or quality cushioned flooring throughout. Buyers choice available on kitchens, bathrooms etc dependant on level of build development. Described in brief below using approximate and anticipated room sizes:-

ENTRANCE HALL Entering this property through a Timber hardwood front door into a spacious entrance hall w ith access to all living areas and bedrooms.

SITTING/DINING ROOM 20' 8" x 16' 4" (6.3m x 4.98m) Max to L shape A wonderfully light and airy room w ith patio doors to the garden areas and w indow to the front letting the light flood in. A lovely dining area looking out to the garden and leading to the kitchen.

KITCHEN 10' 0" x 6' 5" (3.05m x 1.96m) A beautifully fitted and brand new fitted kitchen with wall and base units with soft close doors (potential buyers choice), complimentary worktops & splashback. Integrated appliances consisting of a brushed steel electric oven, hob and extractor chimney hood, fridge freezer and dishwasher. Inset sink 1.5 bowl & chrome Monobloc tap, quality floor covering, chrome recessed downlighters and under wall unit lights. Velux roof light.

BEDROOM ONE 11' 4" x 10' 5" (3.45m x 3.18m) A generous sized double room w ith window to the front. Built in storage.

BEDROOM TWO 10' x 6' 5" (3.05m x 1.96m) Single bedroom w ith window to the side, built in storage and window to the side.

BATHROOM A wonderful house shower room consisting of contemporary white sanitary ware & full/semi basin pedestal/cabinet, chrome single lever basin mixer with popup waste and walk in shower. Modern ceramic wall tiling - half tile to wet walls, quality vinyl flooring, chrome recessed downlighters and a chrome heated towel rail.

UTILITY ROOM A useful utility area w ith space for washing machine and tumble dryer and plenty of storage.

OUTSIDE To the front of the property is a driveway for off street parking and a lovely garden area, a pathway to the side of the property ideal for storing bins. The plot is fully enclosed with a wonderful stone wall for a perfect finish.

WARRANTY 10 Year warranty provided by Buildzone.

RESERVATION PROCEDURE Please note that these properties are subject to a £1,000 reservation fee, please see reservation form for more details.

DISCLAIMER Please note some photos are showing typical kitchens and bathrooms from previous builds.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal w ith the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd w ill receive a payment of £250.

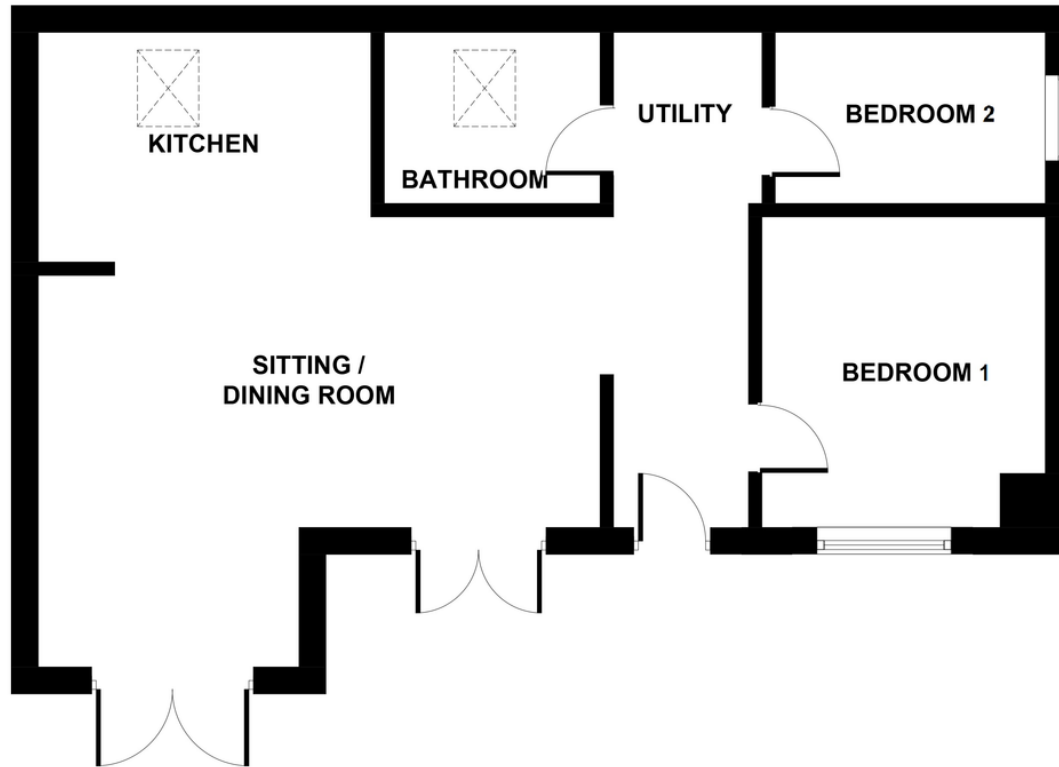
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply w ith the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

COUNCIL TAX This property is in Council Tax Band TBC . For further details please visit the Craven District Council.

VIEWING ARRANGEMENTS We w ould be pleased to arrange a view ing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

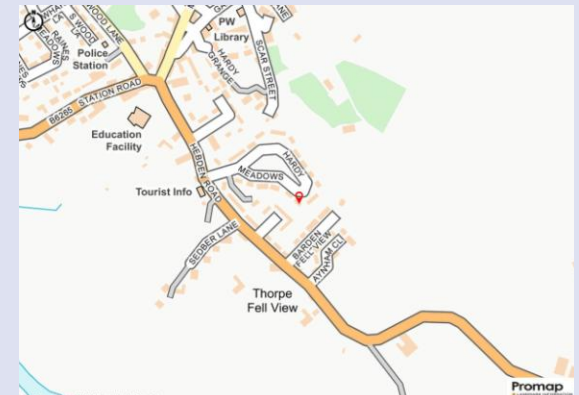
DIRECTIONS On entering Grassington on the B6265/Station Road follow the road around the bend onto Hebden Road. The second left hand turn will be Hardy Meadows. The development is in the bottom right hand corner identified by our For Sale board and Wren Cottage is the bungalow on the right.





WREN COTTAGE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 795423)



**Dale
Eddison**

● SKIPTON OFFICE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.