



Hazel Wood, 4 Low Lane Grassington BD23 5AU

A rare opportunity to purchase this OUTSTANDING PICTURE POSTCARD stone built three bedroom semi detached cottage nestled in an unspoiled corner of Grassington. With more than a touch of charm and character, this home has stunning views from most elevations.

Guide Price £375,000

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- FULL OF CHARM AND CHARACTER
- EXTENDED BREAKFAST KITCHEN
- GARDEN



A rare opportunity to purchase this outstanding picture postcard stone built three bedroom semi detached cottage nestled in an unspoiled corner of Grassington. With more than a touch of charm and character this home has stunning views from most elevations and includes: entrance porch, charming sitting/dining room with feature fireplace, four steps down lead to a modern and extended breakfast kitchen with French doors leading onto the garden, walk in pantry, rear porch built with seating to take in the breathtaking views. To the first floor is a half landing with modern shower room to one side and bedroom three to the other, up four steps to the landing where two double bedrooms can be found. Outside to the front of the property is a small walled frontage with off road parking for two vehicles, paved seating area leading to a delightful mature cottage garden. Low Lane lies just off the main street of Grassington in an elevated position with fabulous views. The Village is one of the most sought after within the Yorkshire Dales National Park and offers a selection of independent shops, bars, restaurants and coffee shops, there is an excellent primary school and bus link. The bustling market town of Skipton is approx 9 miles away offering further shopping, schools and train links.

For those looking for a picture postcard home in this picturesque village location then take a look at this.

Briefly the central heated and double glazed accommodation comprises:

Panelled and glazed door into

ENTRANCE PORTH

13' 7" x 4' 9" (4.14m x 1.45m) with recessed coat hooks, ceiling light, panelled door into

SITTING/DINING AREA

19' 1" x 12' 11" (5.82m x 3.94m) with feature inglenook style fireplace with recessed multi fuel stove on a stone hearth and timber mantle over, recessed glazed cupboard, large picture window enjoying glorious views, panelled and glazed door leading to the breakfast kitchen.

Three steps down to the

EXTENDED BREAKFAST KITCHEN

18' 5" x 7' 11" (5.61m x 2.41m) Kitchen Area

With an excellent selection of country cream wall and base units with concealed lighting beneath, white sink and drainer unit with matching mixer tap, wood effect work surfaces over with wood panelling above, built in gas cooker with four ring gas hob with concealed extractor fan over, provisions for an automatic washing machine, ceiling light.

Breakfast Area

With exposed stonework to the walls, French doors leading out to the garden enjoying stunning views, ceiling light.

LARGE WALK IN PANTRY

With wall mounted Baxi combination boiler, shelving, ceiling light.

REAR PORCH

With built in seating, fantastic views, glazed door leading to the garden.

INNER HALL

With return staircase leading to the first floor.

HALF LANDING

BEDROOM THREE

8' 1" x 6' 2" (2.46m x 1.88m) with large built in cupboard, feature ceiling, exposed beams, access to the loft space, ceiling light, fabulous views.

SHOWER ROOM

Containing a three piece white suite comprising triple walk in shower with electric shower over, pedestal wash hand basin together with low suite WC, partial ceramic tiling to the walls, extractor fan, ceiling light.

Four steps up to

LANDING

Ceiling light.

BEDROOM ONE

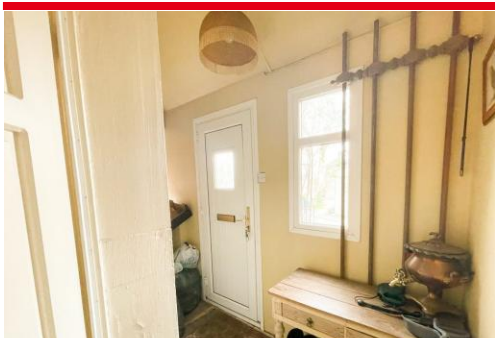
13' 8" x 9' 9" (4.17m x 2.97m) with front and side elevation windows, stunning views, ceiling light.

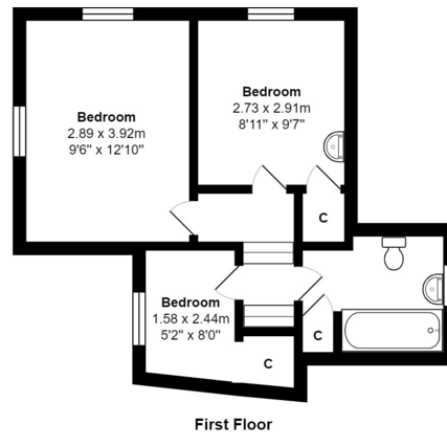
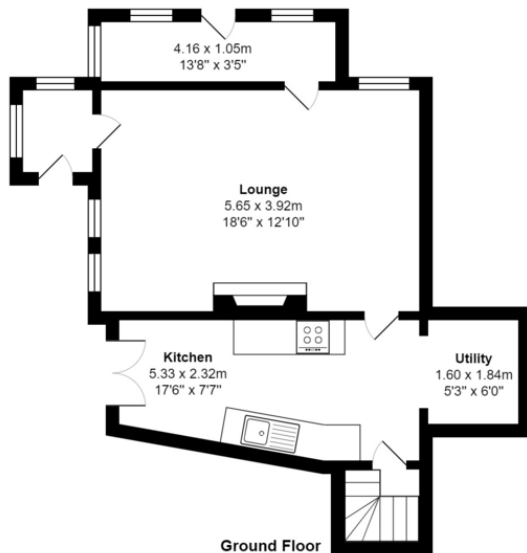
BEDROOM TWO

13' 0" x 9' 11" (3.96m x 3.02m) with wall mounted wash basin, deep recess, pleasant views, ceiling light.

OUTSIDE

To the front of the property is a small walled frontage with off road parking for 2 vehicles whilst to the rear is a paved seating area enjoying stunning views, mature cottage garden with well established small trees bushes and shrubs, the neighbour does has pedestrian access over the pathway.





Total Area: 81.3 m² ... 875 ft²

All measurements are approximate and for display purposes only

Tenure

Freehold

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		