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CHARTERED SURVEYORS

*A four bed detached family home with potential for enlargement, set amid extensive private garden in Skipton's premier residential area.*



**16 GRASSINGTON ROAD,  
SKIPTON,  
BD23 1LL.**

**Price £485,000 (freehold)**



**Viewing:**

By arrangement with Jess Jackson.

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Delightfully located amid half an acre of mature private gardens and backing onto open countryside, this splendid family home has the advantage of being within just a few minutes walk of High Street shops, primary and secondary schools.

Custom-built in 1955 and never previously available on the market, the property is brick built and rendered with stone features beneath a tiled roof.



**The Estate House, South Street, Gargrave  
Skipton, North Yorkshire, BD23 3RT**

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The accommodation is spacious and well-planned but in need of some cosmetic refurbishment, briefly comprising:

Side Entrance Hall and Staircase with Storeplace beneath.

Sitting Room 5.96m x 4.22m with tiled fireplace, patio doors to garden and wall light points.

Dining Room 4.34m x 3.94m with rustic brick fireplace and bay window.

Kitchen 3.17m x 3.0m with gas fired Aga, sink unit, fitted cupboards and extractor fan.

Utility 2.46m x 1.98m with sink unit and plumbing for automatic washing machine.

Cloakroom with w.c. and toilet basin.

Store Cupboard with wiring box.

Larder with shelves.

Rear Entrance Porch with central heating chamber (gas fired unit).

#### **First Floor:**

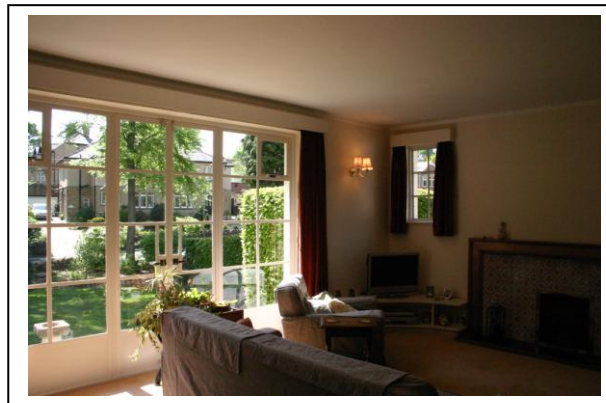
Bedroom 1, 5.22m x 3.58m plus walk-in cupboards.

Bedroom 2, 3.13m x 2.58m with dressing unit and wardrobe.

Bedroom 3, 4.26m x 3.94m with toilet basin in vanity unit and mirror.

Bedroom 4, 3.18m x 3.05m.

Bathroom with three piece avocado suite, tiling, shower, shaver point with mirror and airing cupboard (hot water cylinder and electric immersion heater).



*N.B. The gross internal floor area extends to 150sq.m. (1,610 sq.ft) and plans have been submitted for an extension (45sq.m./488sq.ft) which will include an additional living room, enlarged kitchen, master bedroom and en-suite*

**Outside:** Detached Garage with up-and-over door measuring 5.02m x 4.87m plus 1.82m x 1.55m and Utility, 3.07m x 1.72m.

Tarmac drive with parking/turning area.  
Greenhouse.

The garden extends to over half an acre, being delightfully private and mature with sweeping lawn, terrace, flower borders, shrubs, specimen trees and fine beech hedges plus sweeping rear lawn and very secluded sun trap.

**Council Tax:** The property has been placed in Band G for Council Tax purposes and the amount payable for the current financial year (2010/2011) is £2,582.44.



**Services:** Mains electricity, water, drainage and gas are installed together with a gas fired radiator system and intruder alarm.

*None of the services have been tested.*

**EPC:** Available on request.

**Vendor's Solicitors:** Mewies Solicitors, Clifford House, Keighley Road, SKIPTON, BD23 2NB.

**Date of Preparation:** 16<sup>th</sup> August 2010

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