



2 Gills Fold, Grassington, BD23 5AH
£379,995

PROPERTY
PERSPECTIVE

The Property Perspective

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Located just off The Square in Grassington village we are delighted to offer for sale this period 3 double bedroom cottage offering access to all the local amenities plus the added benefit of being in OFSTED 'Good' and 'Outstanding' Primary and secondary schools.

The property offers well proportioned accommodation over 3 floors with a mix of period and modern fittings. There is a modern dining kitchen plus modern 4 piece bathroom. An item of particular note is the original Inglenook fireplace with wood burning stove. The extra space of 3 double bedrooms is a benefit for a growing family or potential holiday let. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

There is a lounge and kitchen dining room to the ground floor. There is a double bedroom plus a 4 piece bathroom accessed from the first floor landing. There are 2 further double bedrooms to the second floor.

There is an external area to the rear.

Tenure - Freehold

Council Tax - Band D

The property comprises.

GROUND FLOOR**Lounge 15'9"(max) x 14'10"(max) (4.82m(max) x 4.54m(max))**

Having an original Inglenook fireplace with wood burning stove and timber flooring.

Dining Kitchen 14'3"(max) x 9'7"(max) (4.36m(max) x 2.93m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob, and hood plus 1.5 sink and mixer tap. With floor tiling and recessed spot lights. Door leading to rear.

FIRST FLOOR**Landing**

With fitted carpets. Access to store.

Bedroom 1 14'5" x 12'8" (4.40m x 3.88m)

With timber flooring. Access to store.

Bathroom 9'7" x 8'7" (2.94m x 2.63m)

Having a modern 4 piece suite with separate bath and shower plus tiling, floor tiling, ladder radiator and recessed spot lights.

SECOND FLOOR**Landing 2**

With fitted carpets.

Bedroom 2 15'8"(max) x 14'7"(max) (4.78m(max) x 4.45m(max))

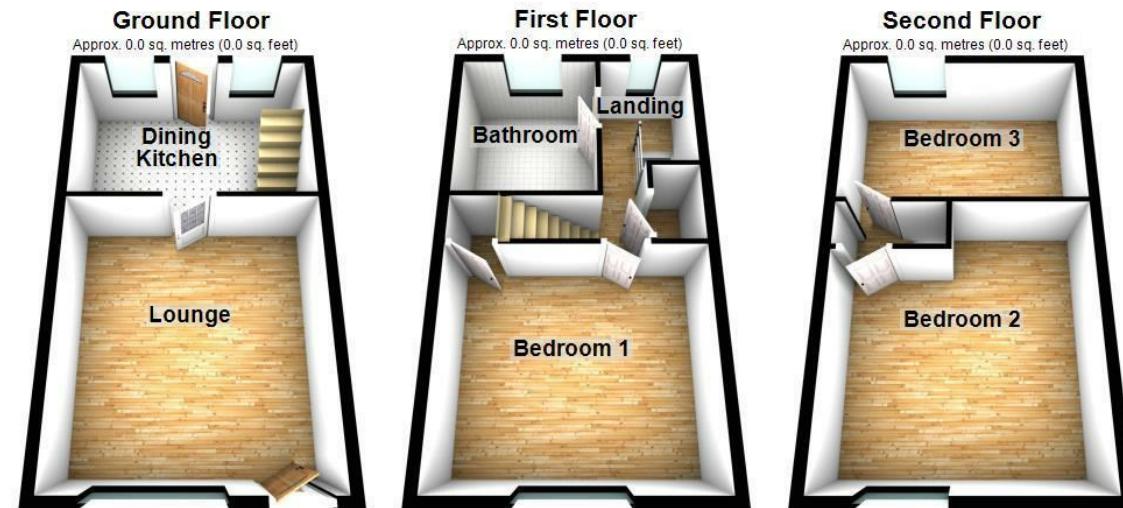
With carpets and blinds. Access to store.

Bedroom 3 14'7" x 9'7" (4.45m x 2.94m)

With timber flooring and recessed spot lights.

EXTERNAL

There is an external area to the rear.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)