



High Street, Gargrave, Skipton, BD23 3RA

Offers Around £249,950

- THREE BED COTTAGE
- SPACIOUS ACCOMMODATION
- GROUND FLOOR SHOWER ROOM
- VILLAGE TRAIN STATION
- RARE OPPORTUNITY
- PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- CHARM AND CHARACTER
- CLOSE TO AMENITIES
- EARLY VIEWING A MUST

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This DECEPTIVELY SPACIOUS THREE-BEDROOM COTTAGE with REAR GARDEN AREA presents an EXCITING OPPORTUNITY for those looking to add their personal touch. Needing some TLC but with ALL THE MAKINGS OF A WONDERFUL HOME, in a SOUGHT-AFTER LOCATION, this property is a rare opportunity NOT TO BE MISSED.



Council Tax Band: C



PROPERTY DETAILS

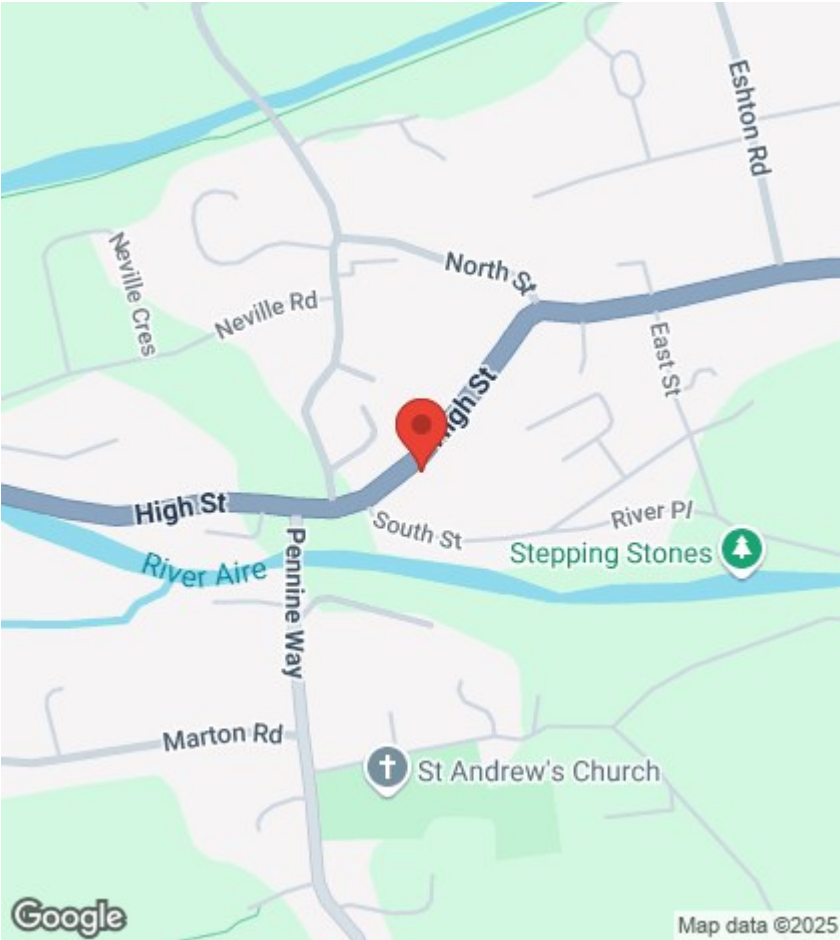
At first glance, this cottage may seem modest, but step inside, and you'll discover a home full of charm, character, and untapped potential. This deceptively spacious three-bedroom cottage offers thoughtfully designed accommodation, presenting an exciting opportunity for those looking to add their personal touch.

As you enter through the front door, you're welcomed into a cosy vestibule that leads directly into a delightful sitting room, where an attractive fireplace creates a warm and inviting focal point. Moving through the home, an inner hall connects the spaces seamlessly. To one side, a well-placed shower room adds convenience, while an additional and versatile room on the opposite side is perfect for a home office or study. Further ahead, the heart of the home unfolds in the form of a spacious dining kitchen, complete with a striking gas AGA, tiled flooring, and beautiful garden views. The rear door open directly to the outdoor space, making it easy to enjoy alfresco dining or a morning coffee in the fresh air. A staircase from the kitchen leads to the first floor, where a bright and airy landing awaits.

The master bedroom is impressively spacious, featuring a charming beamed ceiling that enhances its character. Two further double bedrooms provide ample accommodation for family or guests, while a modern house bathroom completes the upper level.

Outside, the rear garden area offers a peaceful retreat, with a paved seating area ideal for relaxing or entertaining. Situated in a highly desirable village, this cottage is just a short stroll from a selection of independent shops, inviting coffee houses, a mini market, traditional pubs, and excellent restaurants. With superb bus and rail links and the bustling market town of Skipton just a short drive away—offering additional amenities and top-rated schools—this property perfectly blends village charm with modern convenience.

For those in search of a spacious, character-filled home in a prime location, this cottage presents a rare and unmissable opportunity.



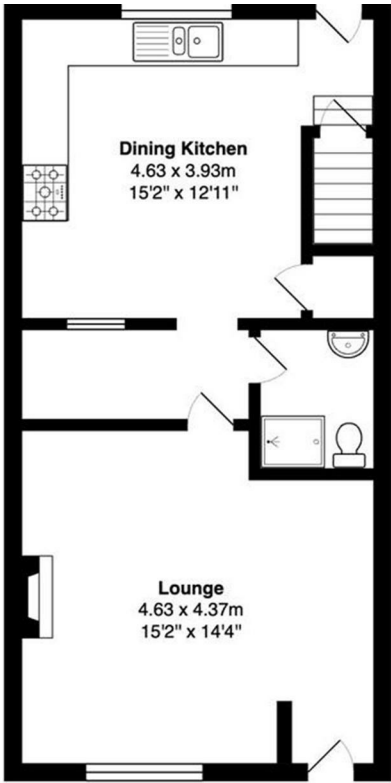
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

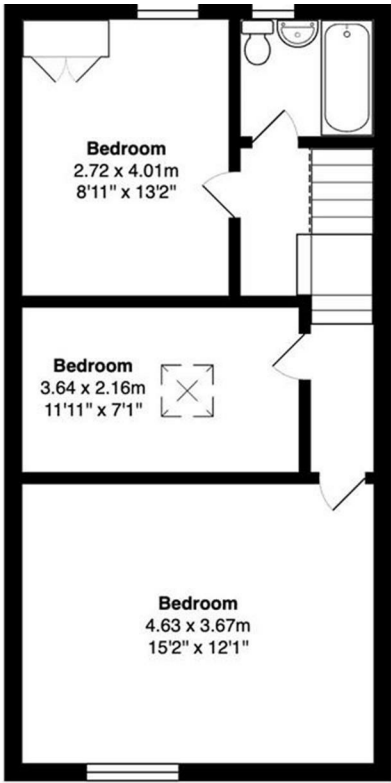
EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor

Total Area: 90.6 m² ... 976 ft²

All measurements are approximate and for display purposes only