



**85 Gargrave Road, Skipton, BD23 1QN**

**Asking Price £495,000**

- FOUR BED PERIOD SEMI DETACHED
- GARAGE
- USEFUL CELLER
- CLOSE TO TOWN CENTRE
- GOOD TRANSPORT LINKS
- GENEROUS GARDENS
- OFF ROAD PARKING
- CHARM AND CHARACTER
- EXCELLENT SCHOOLING
- VIEWING A MUST



# Gargrave Road, Skipton, BD23 1QN

Step into this CHARMING AND SUBSTANTIAL FOUR-BEDROOM SEMI-DETACHED HOME, set within EXPANSIVE, MATURE GARDENS with GARAGE and OFF-ROAD PARKING. Tucked away on the ever-popular Gargrave Road, this property presents a RARE OPPORTUNITY to acquire a home of CHARACTER AND POTENTIAL, just a few minutes' walk from the heart of the vibrant market town.



Council Tax Band: F



## PROPERTY DETAILS

A rare opportunity to own a characterful four-bedroom stone-built home with generous gardens and garage – just a short stroll from the town centre

Step into this charming and substantial four-bedroom semi-detached home, beautifully constructed from traditional stone and set within expansive, mature gardens. Tucked away on the ever-popular Gargrave Road, this property presents a rare opportunity to acquire a home of character and potential, just a few minutes' walk from the heart of the vibrant market town.

Lovingly owned by the same family for over 30 years, this residence is now ready for its next chapter. While it would benefit from sympathetic modernisation, it offers an exciting canvas for the new owners to create their forever home, a place to truly make their mark. As you enter through the front door, you're greeted by a spacious entrance hall featuring an elegant open staircase that leads to the first floor. Stripped and polished floorboards add warmth and character, setting the tone for the rest of the home. To the right, the inviting sitting room exudes comfort with its open fire nestled within an attractive period-style surround. Front and rear elevation windows flood the space with natural light and offers views over the gardens

To the left of the hall lies the generously proportioned dining/lounge area, where another stone fireplace with open fire adds a sense of rustic charm. Original coving and polished wooden floors speak to the home's heritage, while a bay window mirrors the light and space of the front room.

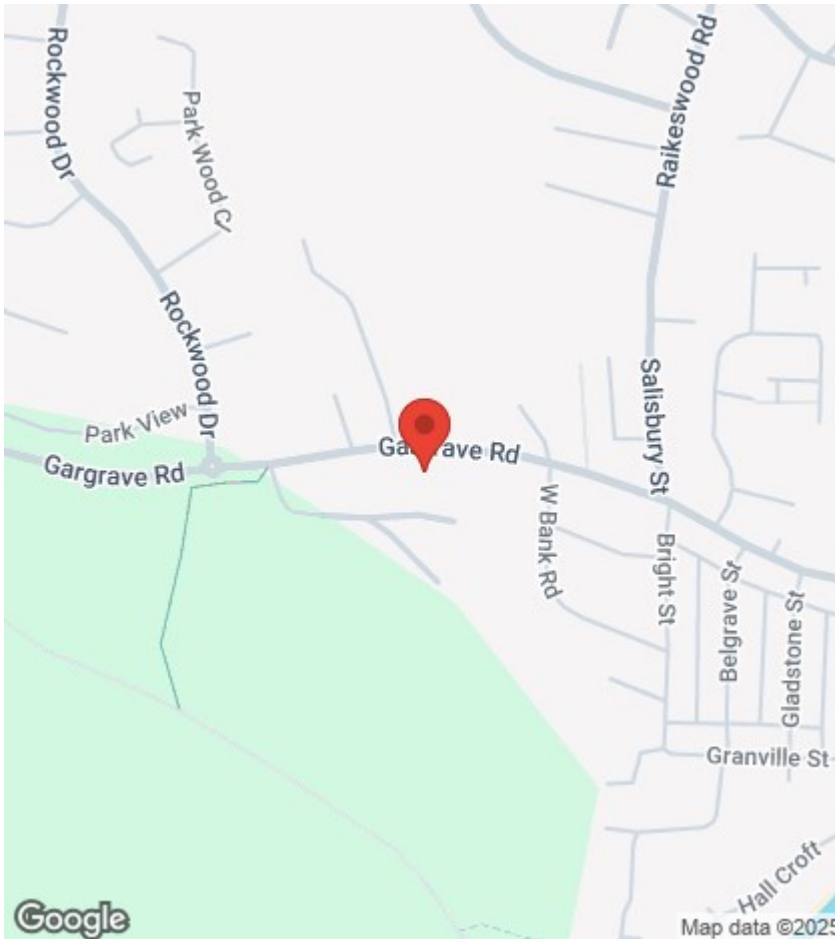
To the rear of the property, the spacious dining kitchen provides a practical yet pleasant setting for daily life, complete with a range of fitted units and delightful views over the rear garden. A particularly useful addition is the keeping cellar, ideal for storage or potential development.

Upstairs, a wide landing with a beautiful stained-glass window leads to two spacious double bedrooms, a further double with additional adjoining box room/dressing area and a comfortable single room, perfect for family living or a home office. The accommodation is completed by a three-piece house bathroom.

Outside, the property enjoys a generous plot with mature gardens to both the front and rear with paved pathway to the side, bursting with an array of colourful plants, flowers, shrubs, and small bushes. A rear access lane leads to off-road parking and a single garage, offering both convenience and privacy.

Gargrave Road is renowned for its distinguished homes and desirable location. Residents benefit from easy access to excellent schools, local amenities, recreational facilities and superb transport links. The bustling town centre is just a short, pleasant walk away.

If you're looking for a property full of character and potential, in a sought-after location with everything you need on your doorstep, this could be the perfect place to call home. Early viewing is strongly recommended, as homes of this quality and location rarely stay on the market for long.



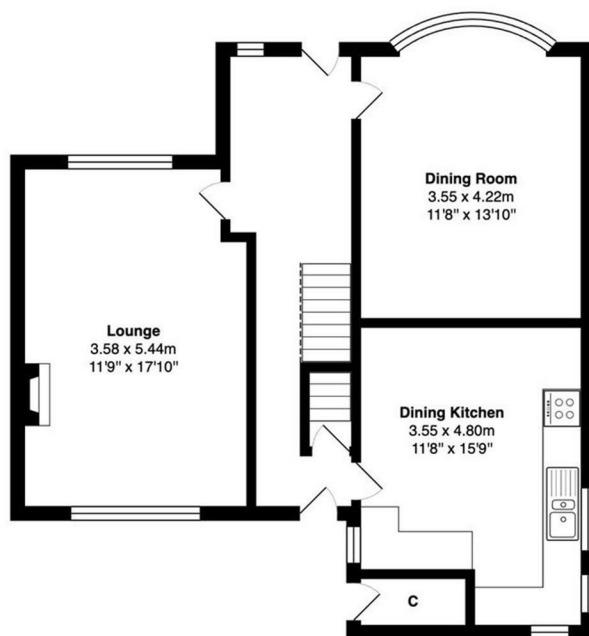
## Viewings

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

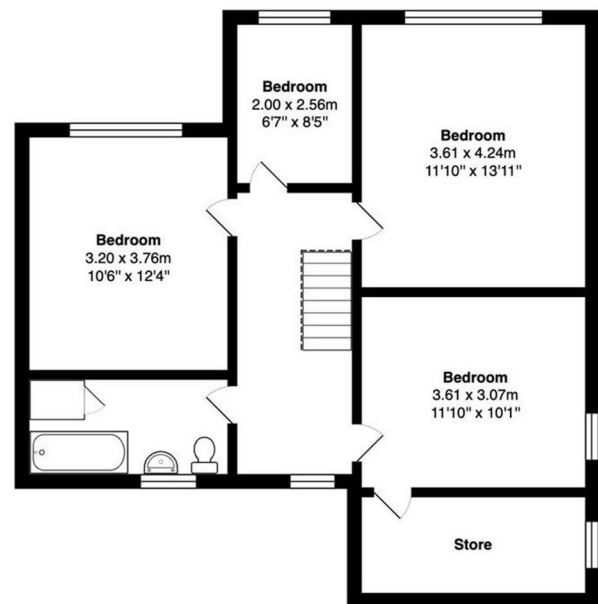
## EPC Rating:

D

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



Ground Floor



First Floor

Total Area: 132.7 m<sup>2</sup> ... 1429 ft<sup>2</sup>

All measurements are approximate and for display purposes only