



43 Gargrave Road, Skipton, BD23 1QA

£275,000



3 Bedroom House - Terraced located in Skipton

This attractive traditional three bedroomed Victorian bay fronted stone terraced house provides well equipped accommodation conveniently situated in a very popular residential area with excellent primary and secondary schools nearby whilst only a few minutes almost level walking distance away from Skipton town centre.

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

With gas-fired central heating and double glazed windows throughout, the accommodation is described in brief below with approximate room sizes

Ground Floor

Entrance Hall

With a traditional partly glazed front entrance door, deep ceiling coving and dado rail. Double central heating radiator. Herringbone vinyl flooring with matted footwell. Staircase off to the first floor.

Living Room

12'8 x 11'11 plus bay

Beautiful light airy room with splay bay window , window seat, storage and central sliding sash. Attractive period fire surround and over-mantle with ornate cast iron living flame gas fire and tiled hearth. Deep ceiling coving and ceiling rose, dado rails . Double Central Heating Radiator. Predominantly glazed multi-paned double doors leading to :

Dining Room

13'3 x 12'9 max

Period Fire Surround, dado and picture rails. Double central heating radiator. UPVC French doors opening onto rear yard area.

Kitchen

8'4 x 7'11 max

Range of wall and base units with laminate worktop, tiled splashback and a stainless steel sink with drainer unit. Built-in stainless steel finish Bosch double oven with a matching four ring gas hob. Plumbing for a dishwasher.

Basement

15'6 x 10'5

Completely and professionally renovated in recent years , this basement room offers flexibility of use: games/tv room, home office or additional bedroom . Lovely fireplace recess with exposed stone lintel. Window seating, storage and wall lighting. Benefits from MultiSkill guarantee. Herringbone vinyl floor.

First Floor

Landing

With spindled stair rails and matching balustrade. Access to fully boarded loft via 'drop down' ladder, provides fantastic storage space and benefits from strengthened joists and boarding , providing the potential opportunity for conversion, subject to necessary consents .



Bedroom One

13' x 9'2

Views across Gargrave Road. Double central heating radiator. White painted cast iron decorative fireplace. Large built-in wardrobe.

Bedroom Two

11'10 x 8'8 max

Double central heating radiator. White painted cast iron decorative fireplace. Built-in wardrobe and shelving.

Bedroom Three

9'8 x 6'11

Views across Gargrave Road. Central heating radiator.

Bathroom

Three piece white suite comprising a panelled bath having a shower to the mixer tap together with a low suite WC and a hand wash basin having a vanity cabinet beneath. Heated towel radiator.

Shower Room

With full height wall tiling and tiled flooring. Extractor fan. Thermostatic hand held and overhead shower. Heated towel radiator, extractor fan and spot lighting.

Outside

There is a walled front garden including a pebble bed and steps leading to the front door. Enclosed rear yard with timber shed/store with power and plumbing for washing machine / freezer. Upgraded this would make an ideal utility and storage room.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract.

They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



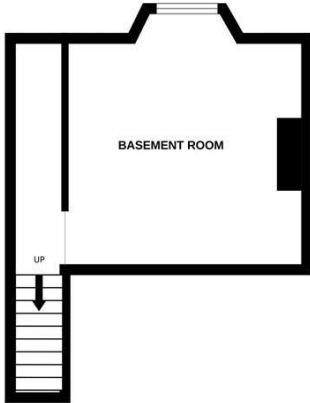
Viewings

Strictly by appointment through the agents Carling Jones -
contact a member of the team at the Skipton Office on
01756 799163

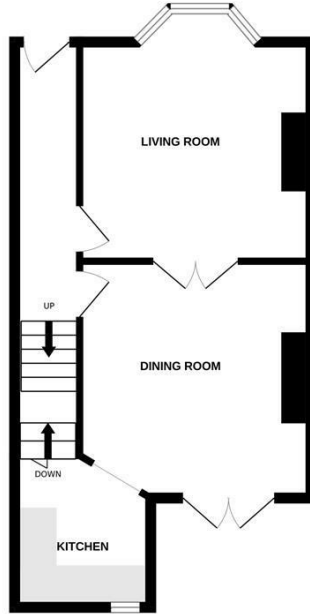




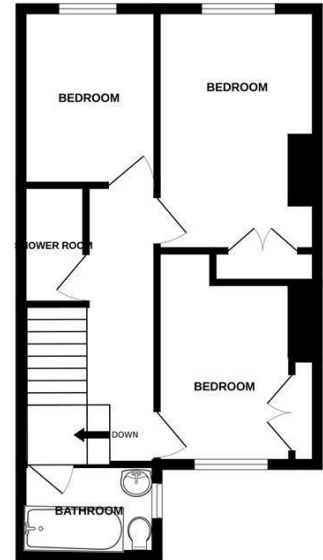
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

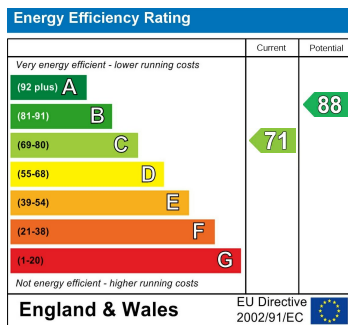


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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