



14 IVY HOUSE GARDENS, GARGRAVE, SKIPTON,
BD23 3SS

£349,950



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



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Nestled in the charming village of Gargrave, Ivy House Gardens presents an exceptional opportunity to acquire a delightful townhouse that perfectly balances comfort and convenience. This well-appointed property boasts three bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office.

One of the standout features of this townhouse is the provision for parking, accommodating up to two vehicles. This is a rare find in such a desirable location, offering both convenience and peace of mind.

Ivy House Gardens is situated in a picturesque setting, surrounded by the natural beauty of the Yorkshire Dales, yet it remains within easy reach of local amenities, schools, and transport links. This combination of rural charm and accessibility makes it an attractive option for those looking to settle in a vibrant community.

The pretty village of Gargrave on the edge of the Yorkshire Dales National Park and includes a train station with regular services to Skipton and onwards to Bradford and Leeds, primary school, a range of local shops including a supermarket, three public houses, active village hall, large village green, a church and a regular bus service. Only five miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market, provides comprehensive shopping and leisure facilities and is close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

The accommodation with gas fired central heating and UPVC double glazing, with approximate room sizes comprising:

Ground Floor

Entrance Porch
With composite front door and matted footwell.

Entrance Hall
With wall panelling, laminate flooring and radiator.

Utility Room
12'6 x 6'10
Range of base units with laminate worktop and Belfast sink unit. Plumbing for washing machine. Laminate flooring. Worcester combination boiler. Radiator. Composite rear door leading to the garden.

WC
Two piece suite comprising; low suite wc and hand basin. Laminate flooring.

Integral Garage
24'0 x 9'3
With electric and up-and-over door.

First Floor

Landing

Dining Kitchen
16'1 x 10'2 max
Range of wall and base units with laminate worktop and composite sink unit. Integrated appliances comprising; fridge freezer, dishwasher, induction hob, electric oven and canopied extractor fan. Laminate flooring. Plinth fan heater. Spotlighting.

Living Room
17'4 x 16'5 max
Spacious room with laminate flooring and two radiators.

Second Floor

Landing

Bedroom One
13'0 x 8'7
Double master room with built-in wardrobe, wall panelling and radiator.

Bedroom Two
12'1 x 9'3
Double room with built-in wardrobe and radiator.

Bedroom Three
7'11 x 7'5
Velux window, store cupboard and radiator.

Bathroom
Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Fully tiled walls. Heated towel rail. Vinyl flooring. Velux window.

Outside
To the front of the property there is a tarmac driveway with space for one car and a level lawn area with mature planted borders. To the rear of the property there is a fully enclosed garden with a patio leading to a soil area with also has a further patio.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: D



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

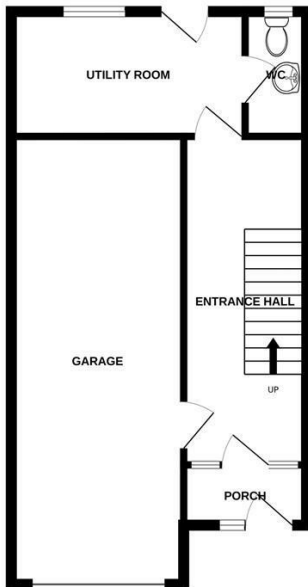
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

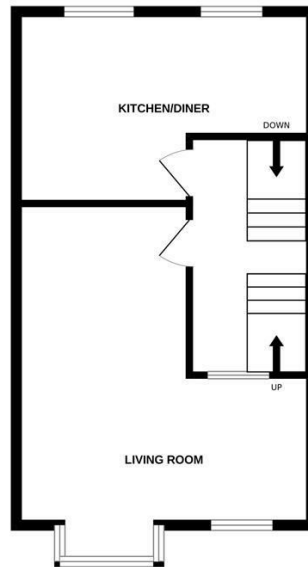
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



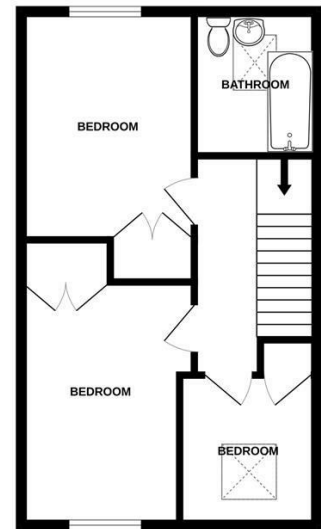
GROUND FLOOR



1ST FLOOR



2ND FLOOR

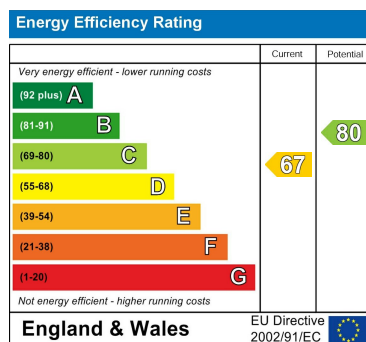


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.