



£335,000

28 Eshton Road, Gargrave, BD23 3SE





Beautifully presented semi-detached home in the popular village of Gargrave. Providing extended accommodation including two reception rooms, four bedrooms, two bathrooms, garden to the rear and a large driveway. With local amenities only a short walk away, this property is perfect for a growing family.

Located on the edge of the Yorkshire Dales, the picturesque countryside around Gargrave is popular for activity holidays and weekend breaks including fishing and shooting. Also there are plenty of walking routes available, from smaller routes in Skipton, Grassington and Malham to more strenuous routes such as the famous Three Peaks Challenge Walk and also Simon's Seat Walk which starts at Bolton Abbey. Other long distance walking routes pass through the area such as The Pennine Way, Lady Anne's Way and The Dales Way.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

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



GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, radiator and recessed ceiling spotlights.

SITTING ROOM

20' 0" x 12' 7" (6.1m x 3.84m)

Contemporary wall mounted electric log effect fire, double UPVC double glazed patio doors leading to the rear garden, central heating radiator, recessed ceiling spotlights.

OPEN PLAN LIVING ROOM

14' 1" x 14' 0" (4.29m x 4.27m)

Inset cast iron wood burning stove set on a slate hearth. Central heating radiator, recessed ceiling spotlights and useful built-in cupboard under the stairs. Large opening through to:

OPEN PLAN DINING KITCHEN

17' 2" x 8' 7" (5.23m x 2.62m)

Range of modern fitted wall and base units including light wood effect fronts and contrasting granite effect worktops with matching up-stands and stainless steel sink unit. Built-in Diplomat twin cavity gas oven/grill, stoves four ring gas hob, stainless steel canopy style extractor hood. Slate effect floor tiling and recessed ceiling spotlights.

UTILITY ROOM

9' 7" x 6' 2" (2.92m x 1.88m)

Fitted base cupboards to match the kitchen. Central heating radiator. Concealed wall mounted Baxi gas central heating boiler. Recessed ceiling spotlights and Karndean style flooring.



FIRST FLOOR

LANDING

Central heating radiator, recessed ceiling spotlights and access to loft space.

BEDROOM ONE

15' 6" x 12' 6" (4.72m x 3.81m)

Central heating radiator and recessed ceiling spotlights.

EN SUITE

White suite including low suite WC, hand wash basin set on useful vanity cupboards with granite effect surfaces and a large shower cubicle with a sliding door. Chrome Grohe mixer shower. Marble effect wall boarding. Chrome heated towel radiator. Extractor fan and recessed ceiling spotlights.

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

Central heating radiator and recessed ceiling spotlights.

BEDROOM THREE

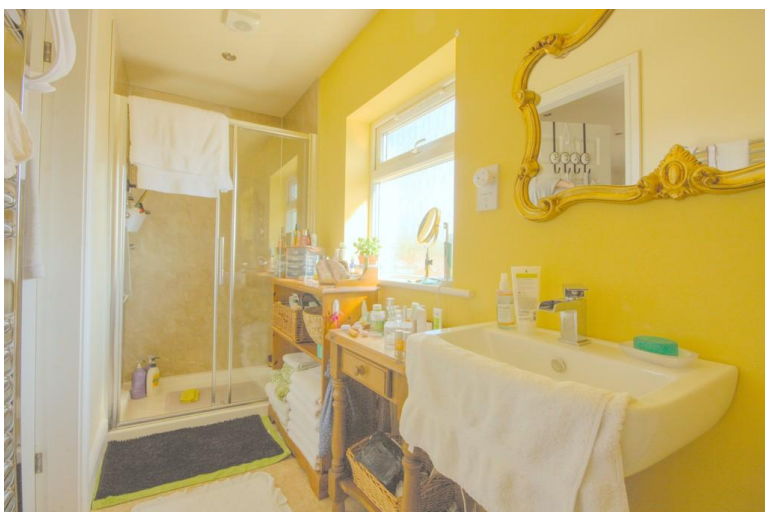
12' 0" x 9' 7" (3.66m x 2.92m)

Central heating radiator and recessed ceiling spotlights.

BEDROOM FOUR

7' 6" x 7' 5" (2.29m x 2.26m)

Radiator.





BATHROOM

Modern white three piece suite including a low suite WC, pedestal wash basin and a panelled bath with a Damixa chrome mixer tap with shower attachment. Walls fully tiled including an attractive border tile. Chrome towel radiator. Recessed ceiling spotlights and extractor fan.

OUTSIDE

To the front there is a gated block paved driveway providing a generous parking area for several vehicles.

To the side there is a stone paved pathway leading to the rear.

To the rear there is an enclosed level garden area including an attractive stone paved patio and a good size artificial lawn area. The rear garden is enclosed by a substantial timber boundary fence. Two outside lights. Outside tap. Useful timber shed.

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 NOTES & 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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for descriptive 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 is made as to their operability or efficiency over the years.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales 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.

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