



**22 SKIPTON ROAD  
GARGRAVE**



**AN EXTENDED 4 BEDROOMED FAMILY HOME  
WITH VERSATILE LIVING SPACE STANDING  
WITHIN LARGER THAN EXPECTED GROUNDS  
INCLUDING A GARAGE & DRIVEWAY WITH  
PARKING FOR SEVERAL CARS**

**PRICE: £399,950**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)





Occupying a larger than average plot including extensive lawned gardens, a Garage/Workshop and a secure gated driveway providing parking for several cars, this semi-detached family home has been extended to circa 1570 sq ft, now providing versatile living space having the option to provide a ground floor 5th Bedroom with an independent Kitchen & Shower Room.

The accommodation briefly comprises to the ground floor: a spacious Sitting Room with an open fireplace, an impressive 22 ft Dining Kitchen, Shower Room, Playroom or 5th Bedroom and a Utility or second Kitchen, complemented by 4 well proportioned first floor Bedrooms & a House Bathroom with the spacious master including a luxury En-Suite.

Number 22 stands entirely on the level within comfortable walking distance of the centre of the thriving community of Gargrave, having a choice of shops & amenities, 2 friendly pubs and the River Aire & Leeds/Liverpool Canal both running through the village with lovely walks & open countryside virtually from the doorstep. The popular market town of Skipton is also just a short drive away and the Lake District is easily accessible.

Recommended for closer inspection to appreciate the size of the house & the grounds and offered with no forward chain, the accommodation in detail comprises:

**TO THE GROUND FLOOR**

Part glazed & leaded uPVC door to:

**HALL:** with quarry tiled floor, staircase to the first floor.



**SITTING ROOM:** 11'10" x 18'3" with feature open grate fireplace, beamed ceiling, views over the front garden and glazed doors to:

**DINING KITCHEN:** 22'3" x 11'10" a generous extension including contemporary wall and base units with contrasting worktops over, composite sink unit, eye level Neff oven, space for American style fridge/freezer, island with breakfast bar, 4 ring electric hob with extractor hood over, high quality Oak effect flooring, ceiling downlights and glazed uPVC doors & windows to the rear garden.

**UTILITY:** 10'0" x 8'0" with wall and base units, stainless steel sink unit & drainer, 4 ring hob and oven, washer plumbing, space for dryer and under counter fridge, Baxi combination boiler, laminate flooring and sliding door to:

**SHOWER ROOM:** 7'10" x 5'6" with large shower enclosure with dual head attachments, low suite w.c, pedestal wash hand basin, laminate flooring, extractor fan and understairs store cupboard.



**PLAYROOM / BEDROOM 5:** 11'11" x 10'0" (access from the front hall and the shower room) with laminate flooring, fitted cupboards & shelves and views over the front garden.

**TO THE FIRST FLOOR**

**LANDING:** 11'4" x 8'2" (max) with 2 useful fitted store cupboards and access to the roof void.



**MASTER BEDROOM:** 16'5" x 11'10" with 2 windows to the rear and sliding panelled door to:

**EN-SUITE:** 11'8" x 5'4" with large modern shower enclosure, low suite w.c, pedestal wash hand basin, chrome ladder radiator, laminate flooring, panelled walls and extractor fan.



**BEDROOM 2:** 12'8" x 11'10" (inclusive of fitted wardrobes with sliding doors) with further wardrobe space over the stairs and views over the garden to the front.



**BEDROOM 3:** 12'0" x 10'3" with ornamental fireplace and views over the front garden.

**BEDROOM 4:** 9'0" x 8'0".

**BATHROOM:** 6'11" x 6'10" with panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, fitted mirror and light, part tiled walls and Vinyl flooring.

**TO THE OUTSIDE**

A secure gated entrance gives access to a generous driveway providing excellent parking leading to a deep detached **GARAGE:** 26'10" x 10'10" with power & light and an electric door.

*Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.*



There are extensive lawned gardens to the front, a patio and a further sitting out area to the rear off the dining kitchen; the whole being ideally suited to gardening enthusiasts and/or a family with young children & pets.



**SERVICES:** Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**COUNCIL TAX:** Verbal enquiry reveals that this property has been placed in Council Tax Band C.

**POST CODE:** BD23 3SB

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**VIEWING:** Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)

