



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A NEW 2 BEDROOMED DETACHED PROPERTY WITH A  
GENEROUS GARDEN AND DRIVEWAY PARKING FOR 2  
CARS SITUATED ON THE LEVEL IN THE SOUGHT-AFTER  
VILLAGE OF GARGRAVE**



**33A NEVILLE ROAD  
GARGRAVE**

**TO THE GROUND FLOOR**

Canopy covered composite door to:

**HALL:** 5'9" x 4'9" with Oak effect flooring and staircase to the first floor.

**RENT: £1100 per month**

**Tel: 01535 637333**

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

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB

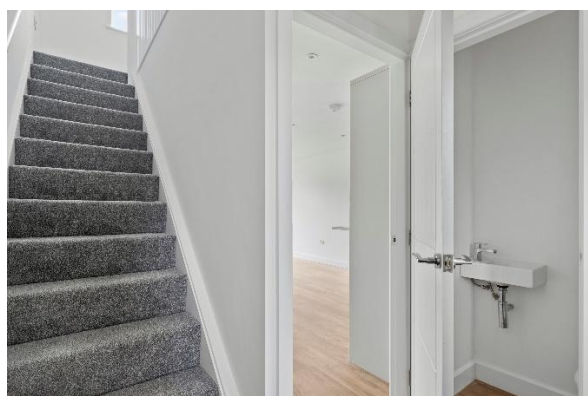


**CLOAKROOM:** with matching flooring, low suite w.c, wash hand basin and extractor fan.

**KITCHEN:** 12'5" x 12'5" with range of new wall & base units with Oak effect worktops over, high quality integrated appliances including an oven & 4 ring induction hob with extractor hood over, washing machine, dishwasher and fridge freezer, stainless steel sink & drainer, deep under stairs store cupboard (housing the combination boiler) and peninsular breakfast bar with open plan layout to the:



**SITTING ROOM:** 15'5" x 14'2" with matching flooring, lantern style roof window and bi-fold doors to the garden.



## **TO THE FIRST FLOOR**

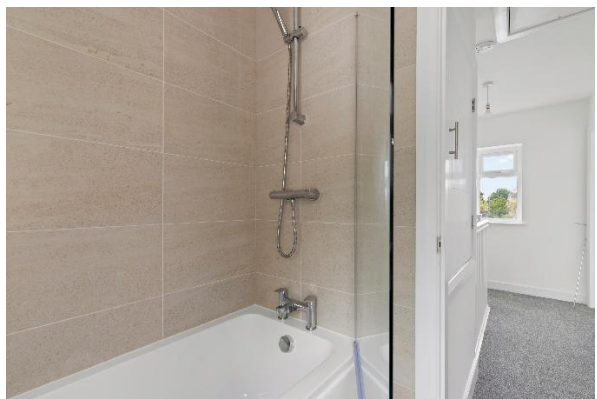
**LANDING:** 11'0" x 6'0" with deep fitted cupboard over the stairs and ladder access to useful part boarded roof void.

**BEDROOM 1:** 10'0" x 9'1".

**BEDROOM 2:** 9'1" x 6'6" with view over the garden.

**BATHROOM:** 5'11" x 5'5" with high quality 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin with cupboard under, chrome ladder radiator, tiled walls & floor, extractor fan and window with frosted glass.

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



### **TO THE OUTSIDE**

There is a double width block paved driveway to the front and an electric car charging point.

A side path & gate give access to a very generous garden to the rear including a flagged patio and a good sized lawn, also including an external power point. The whole enjoys a favourable south facing aspect and is enclosed by panelled fencing and established planted borders.



**SERVICES:** Mains water, drainage, gas and electricity are connected to the property.

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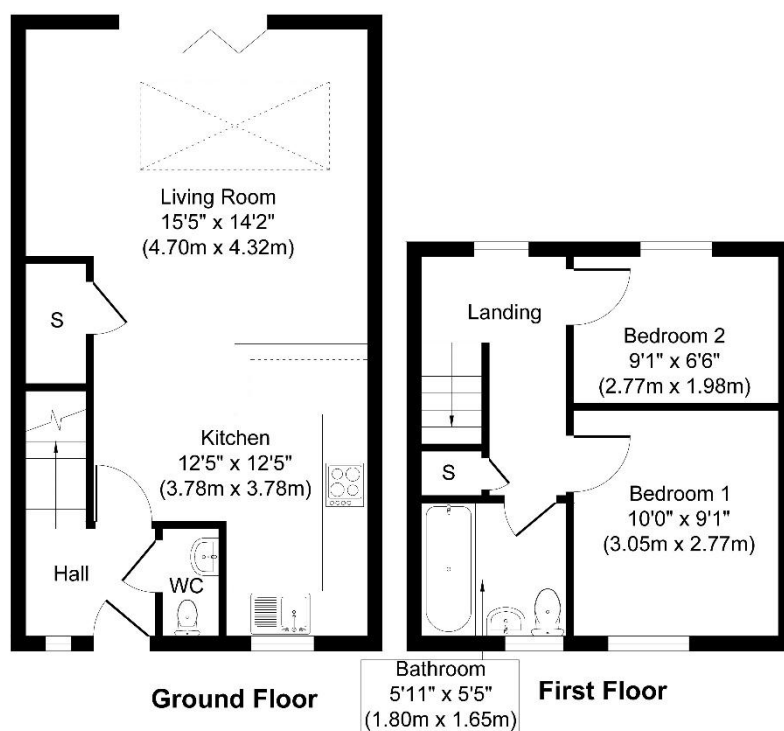
**COUNCIL TAX BAND: TBC**

**POST CODE: BD23 3RE**

**VIEWING:** Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE: £1100 per month**

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



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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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