

HUNTERS[®]

HERE TO GET *you* THERE

**Neville Crescent, Gargrave. Backing onto The Leeds-Liverpool Canal
Offers In Excess Of £239,950**

Property Images

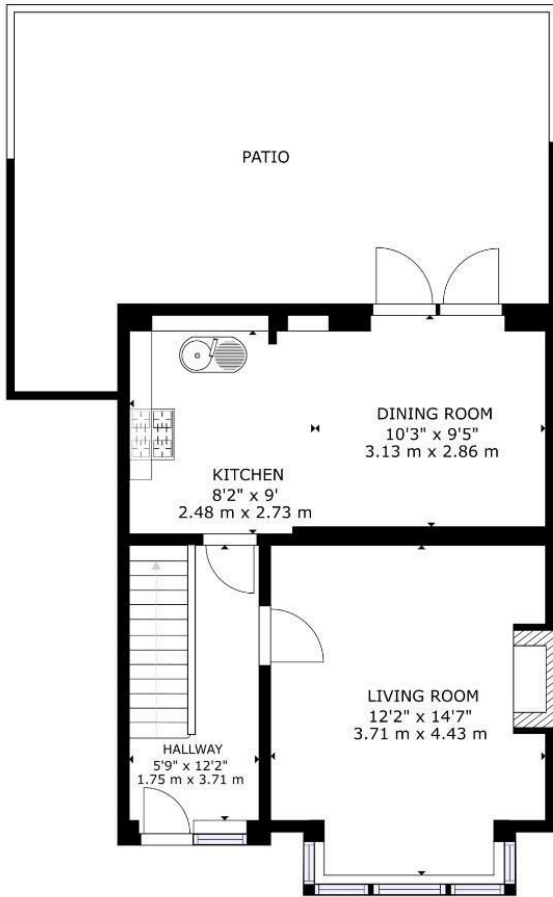


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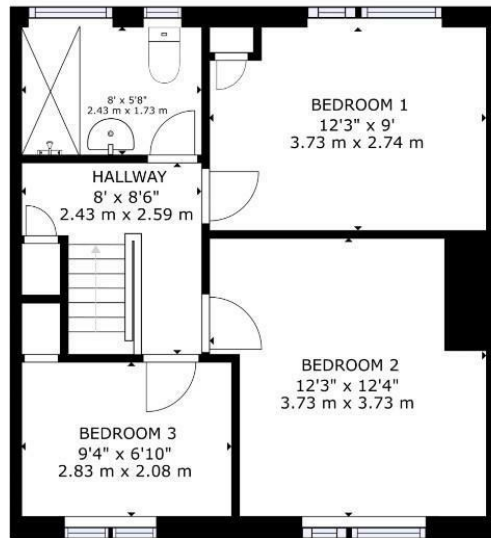
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FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
69	
England & Wales	EU Directive 2002/91/EC



Intro

A well presented and recently redecorated townhouse set on the level in this sought-after village.

Having a double parking bay (with EV charger) to the front of the property and with side access immediately into the rear gardens.

The property has an open-outlook down Neville Crescent at the front, and generous sized well planned tiered gardens at the rear, backing directly onto the Leeds Liverpool Canal. Attracting the sun all day long and with walks literally from the doorstep.

The centre of the village with all the fabulous amenities is just a five minute level stroll, and the train station approximately 10 minutes. The property has been modernised to include high-quality, double glazing, gas fired, central heating, and a modern shower-room and dining-kitchen.

NO FORWARD CHAIN

On-Line-Bullet-Points

- 10 minute walk to train station with direct (40 minute) trains to Leeds
- Dining-kitchen onto the rear garden with appliances included
- Sitting room with large bay window
- 2 double bedrooms and a good sized single
- Modern shower room
- Generous sized sun-catching garden at the rear
- Backing onto the canal with the perfect loop walks along the towpath
- Double off-road parking bay with EV charger
- Just a 5 minute level stroll to the High Street / Shops/ Pubs/ Bus Stop
- NO FORWARD CHAIN

A storm-porch covers the front-door entrance, leading into a reception hall with stairs rising to the first floor, and having coat hanging space and a store cupboard below.

The living room is set at the front of the property, with an open outlook down Neville Crescent, and features a square-bay window bringing in lots of natural light. Having a wall-mounted modern electric fire, and offering ample space for a couple of sofas and living room furniture.

The dining-kitchen offers space for an 8 person suite and the shaker-style kitchen is finished in soft grey with fitted appliances including a fan-oven, gas hob, extractor fan, full-size dishwasher, fridge, freezer, and washer / dryer. The dining-kitchen has a delightful outlook from two double glazed windows and uPVC French doors opening onto the substantial alfresco dining area and garden.

To the first floor: - the landing has a full height cupboard and a loft hatch with drop-down-ladder gives access to the roof space which is partially boarded for storage.

The principal bedroom is set to the front of the property looking down Neville Crescent and with some long distance views onto the hills beyond Saint Andrews Church. A good sized bedroom with ample space for a king-size bed and furniture. Bedroom 2 is a further double bedroom this time looking across the rear gardens onto the canal, a very pleasant outlook to wake up to, and with built-in cupboard housing the property's gas fired central heating boiler. Bedroom 3 is a good size single bedroom with a built-in wardrobe.

The house shower-room has been refurbished in a Mediterranean-style and has good natural light from two double glazed windows also providing good ventilation when showering. Having a walk-in shower enclosure with thermostatic shower valve and drench head, a wash basin, WC, and being fully tiled to the floor and walls.

Outside to the front: - a double parking bay for off street parking and with EV charger. A covered walkway leads directly into the rear gardens.

At the rear; - A good sized and well laid out garden with a flagged area for alfresco dining, a screened wheelie bin area, a timber garden shed, a second tier graveled garden, and with the remainder laid to ground covering shrubs leading up to the canal.

The property is offered with no forward chain and is available for immediate completion and occupation.