

HUNTERS®

HERE TO GET *you* THERE

High Street, Gargrave

By Auction £150,000

Property Images

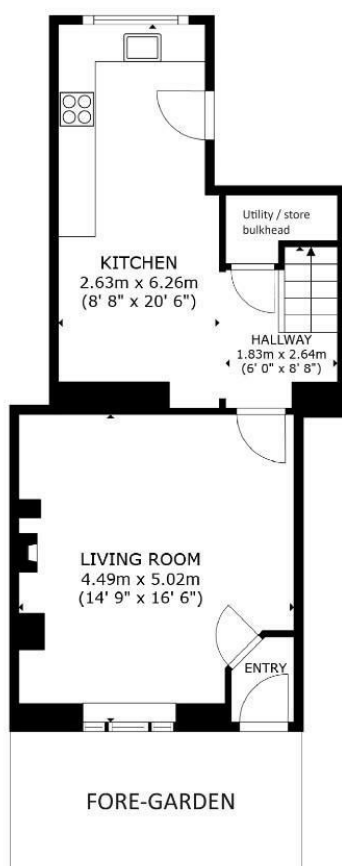


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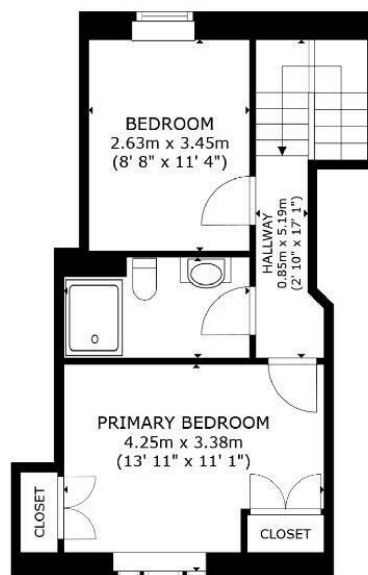
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FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FOR SALE BY MODERN METHOD OF AUCTION....BID ON ME.....

https://www.iamsold.co.uk/properties/all/north-yorkshire/gargrave/?search_id=7cb9d8727f8447d7922c676d21a3c93d

Located on the historic High Street in Gargrave, this charming Georgian mid-terrace house built in 1775 is a true gem waiting to be discovered. As you step inside, you'll be greeted by a beautifully restored cottage that seamlessly blends historic charm with modern convenience.

The property boasts a cosy reception room perfect for relaxing evenings and a wood burner was previously in situ so could be again. The elegant sitting room leads to a superb extended living-kitchen, ideal for entertaining guests or enjoying family meals. With two double bedrooms offering comfort and tranquility, this home is perfect for those seeking a peaceful retreat.

Don't miss the opportunity to own a piece of history with this delightful Georgian cottage on High Street. Book a viewing today and step into a world where old-world charm meets modern comfort in the heart of Gargrave.

Standing entirely on the level and enjoying an attractive frontage slightly set back from the High Street, this thoughtfully presented Grade II Listed cottage has been the subject of comprehensive restoration and improvement over the years to provide spacious accommodation.

The property boasts a cosy yet spacious living room perfect for relaxing evenings by the multi-fuel stove. An extended dining-kitchen, is ideal for entertaining guests or enjoying family meals. Two double bedrooms offer comfort and a luxury shower room adds a touch of sophistication, while the vaulted ceilings on the first floor reveal traditional beams, adding character and warmth to the space.

The thoughtful restoration and improvements have created a surprisingly spacious interior, making this property a true standout.

There is a small bin store area directly to the rear giving access to an adjacent outbuilding.

There is an attractive flagged fore-garden with a wrought iron gate and original railings.

Please note. There is no outside space, garden or yard to the rear of this property.

There is no privately owned parking space for number 66 but public spaces are available on a block paved area to the front, and there is a free public car park directly across the road. There are 2 further car parks in the village.

GAS safety completed and heating serviced November 2024. Damp & Timber Survey with no issues. Electrical Test and remedials completed November 2024

NO CHAIN and in our opinion, excellent value for a property of this size.

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Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

On-Line-Bullet-Points

- A spacious yet cosy & charming Grade II Listed cottage
- Featuring a superb large stone inset fireplace
- Good sized living room. Spacious dining-kitchen
- Gas central heating
- 2 double bedrooms
- Small fore-garden
- Public parking just across the road
- For Sale by Modern Auction
- T & C's apply
- Subject to Reserve Price
- Buyers fees apply

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