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HERE TO GET *you* THERE

Fletchers Barn, Church Street, Gargrave

Offers In Excess Of £599,500

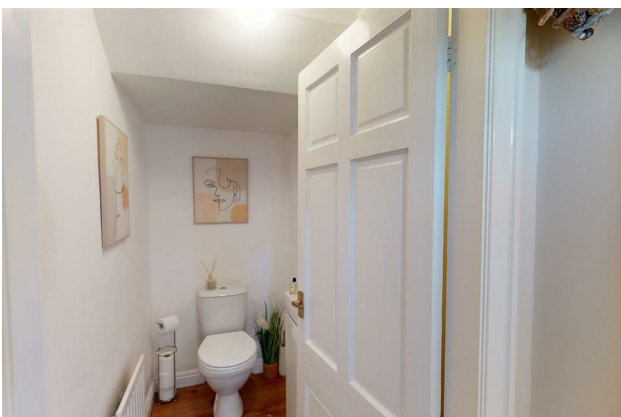
Property Images



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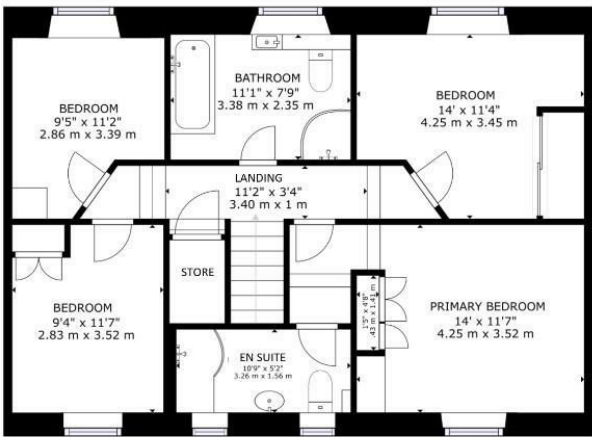
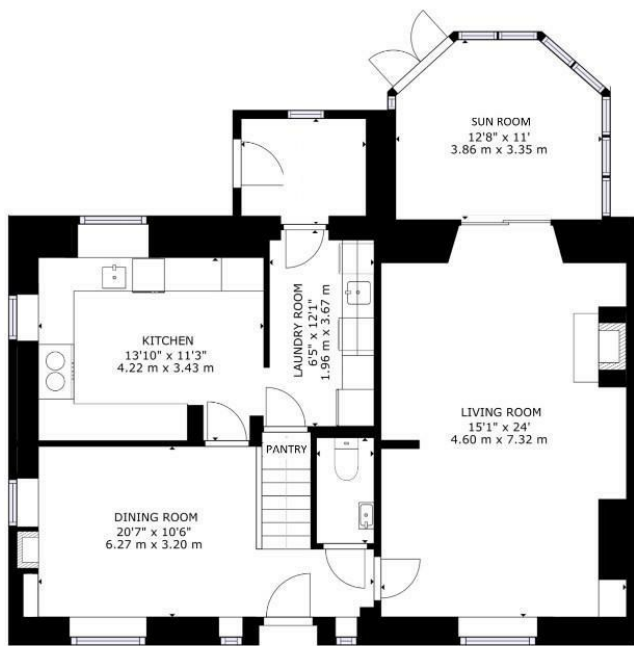
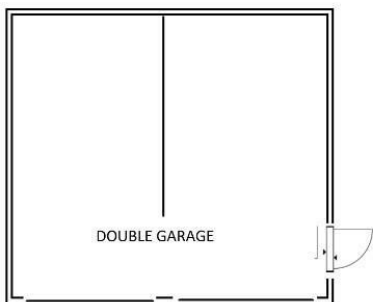
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Intro

A superb example and well presented barn conversion, set in a convenient location, and on the level for all the excellent facilities Gargrave has to offer.

A spacious four bed roomed family home, with a large living room having a sunroom off, a breakfast-kitchen with new AGA, utility / boot room, and a separate dining room (which could readily be opened-up to the kitchen).

To the outside attractive easily maintained gardens attract the morning, afternoon and evening sun, and there is a double garage with further driveway parking for 4 vehicles.

The property comprises in brief; space –

The front entrance door opens into a reception / dining room providing ample space for a dining suite and associated furniture. Having 3 double glazed and shuttered windows for natural light, oak beams and oak heads over the windows. A flight of stairs rises to the first floor and there is a modern refitted cloakroom / WC.

A large sitting room stretches the full depth of the house and features a multi-fuel stove set on a slate hearth, oak beams, and feature wall coverings. With double glazed window with shutters onto Church Street, and sliding doors opening into the sun / garden room. This is a large sitting room with ample space for two or three sofas, chairs, display shelving and furniture. The sun / garden room has recently been refurbished with an ECO roof to keep an even temperature throughout the year, and features French doors opening onto the garden, exposed stone wall, and a porcelain tiled floor.

The breakfast-kitchen with a range of bespoke shaker-style hand-painted units and oak worktops, features a more recently installed AGA range cooker, an oak breakfast-bar area, dual aspect windows, a Belfast sink, and a freestanding dishwasher. Directly off the kitchen a very useful utility / boot room is fitted with base and wall units, worktops and with space for a washing machine, tumble dryer and fridge / freezer, and an under-stairs pantry cupboard. Leading out of this room into an entrance vestibule to the rear of the property with quarry tiled floor, boot storage space, and a great place for pets to dry off before entering the main house.

To the first floor: - the principal bedroom has ample space for a super-king-size bed, and features oak beams, and a range of fitted wardrobes and a dressing area. The en suite shower room, has a large walk-in shower enclosure, wash basin, WC, and with 2 windows for good natural light and ventilation. Bedrooms 2 and 3 are further double bedrooms, bedroom 4 good size single bedroom. The spacious house bathroom features a modern suite comprising of a large side filling bath with shower attachment, vanity hidden-cistern WC and wash basin, and with the added bonus of a separate shower enclosure. Having exposed beams and window for natural light and ventilation.

To the outside: - an easily maintained good sized landscaped garden having well-stocked borders with an abundance of shrubs and plants, and catching the morning and afternoon sun. Flagged paths lead to an alfresco dining / sitting area catching the westerly sun in the afternoon/ evening. A substantial tarmacadam driveway offering parking for 4 vehicles, and leads to a double garage with power and water.

The train station is a 5 minute walk away, and the High Street / Co Op/ Bus stop / pubs are within 2 minutes walk.

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed

On-Line-Bullet-Points

• A well presented family home, being a former barn • Large living room with connecting sun / garden room, and wood-burner • Breakfast-kitchen with 2 year old AGA, + a utility / boot room • Separate dining room (which could readily be opened-up to the kitchen). • 3 double and 1 large single bedroom. Ground floor WC • Principal bedroom with fitted wardrobes and an en suite shower room • Spacious re-fitted house bathroom with bath & shower • Easily maintained gardens, double garage, parking for 4 vehicles • On the level to all the shops, pubs, cafe, restaurants and bus stop • 5 minute walk to the train station with direct trains to Leeds in 42 minutes.