

# HUNTERS®

HERE TO GET *you* THERE

**12 East Street, Gargrave, Skipton, BD23 3RS**

**Price £229,500**

**Property Images**



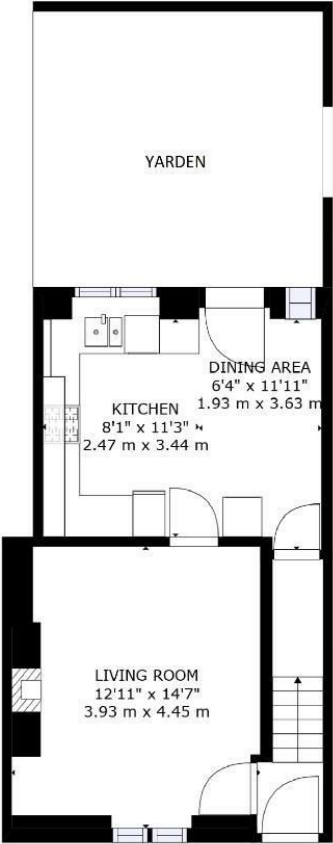


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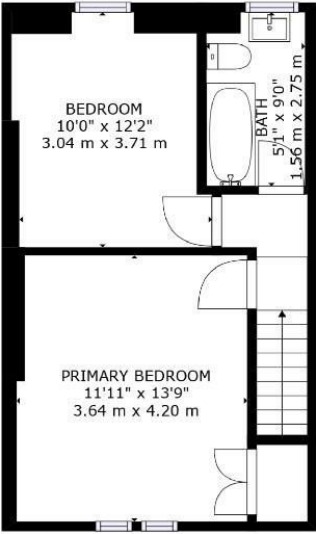
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## Property Images






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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



## Summary

This well presented and characterful cottage offers perhaps surprisingly spacious living accommodation. Having a good sized living room , spacious dining-kitchen, two double bedrooms and a house bathroom.

Being one of the larger style terraced properties and located on the level to all Gargrave's amenities, and with a bus stop just across the road.

## On-Line-Bullet-Points

- Charming village cottage • No forward chain • Modern and spacious dining-kitchen. • 2 double bedrooms • Good sized living room • Pleasant 'Yarden' with out-house • On the level to shops and transport • Double glazed & GAS heating • Trains to Skipton, Leeds, Bradford, Carlisle and Morecambe • 3 Village pubs, Chippy, Primary School, canal and riverside public greens

The property in brief; – entering the property off the street into a hallway, with stairs rising to the first floor. The living room is of good proportions, with ample space for a couple of sofas and furniture, and with a stove-style electric fire, set into a recessed opening.

At the rear of the property, a spacious dining-kitchen with an excellent range of fitted base and wall units, and with granite effect worktops providing good food preparation surfaces. There is ample space for a four-person dining suite, washing machine and dryer, and a fridge freezer, and there is a walk-in under stairs pantry.

A door opens out of the kitchen onto the attractive and spacious Yarden, which offers a pleasant and tranquil space to sit and enjoy the south and west of the Sun. A useful outhouse provides storage for bikes and outdoor gear.

To the first floor there is an excellent sized principal bedroom offering ample space for a king-size bed and side tables, and further furniture. Bedroom 2 is also a double bedroom, and there is a modern house bathroom featuring a bath with shower over, The property is currently tenanted (tenant has been advised of notice), and therefore there is no forward chain. All mains services are connected.

The Village of Gargrave is on the edge of the Yorkshire Dales National Park in North Yorkshire. The River Aire runs through the middle of the village and with three attractive greens running alongside, makes an idyllic place for picnics, paddling, fishing and dog walking. The Leeds Liverpool Canal also runs through the village providing boating and walking (on the level) throughout the year. A well-regarded Primary school, St Andrews Church, Village Hall and Library are all close by. Local amenities include a CO-OP supermarket, 3 public houses, The Frying Yorkshireman fish and chip shop, Asian restaurant and a café. There is a bus service into Skipton and a train station with services to Leeds & Bradford with connections to all UK's train stations. The famous Yorkshire Three Peaks are approximately a thirty-minute drive away and the Lake District is just over an hour's drive. Also, in the catchment for Skipton Girls High & Ermysteds Grammar School

## 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