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EXCLUSIVE

Gargrave House. Ground Floor Apartment
Price £300,000



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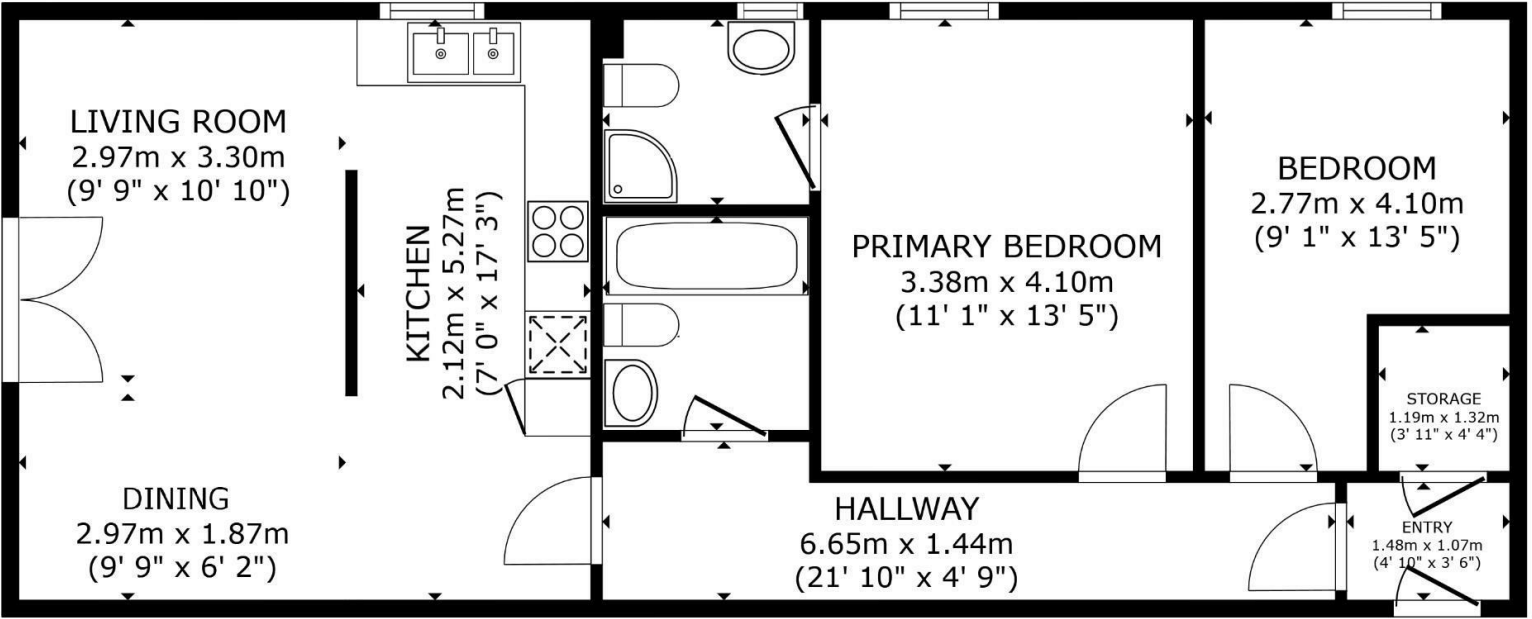
EXCLUSIVE



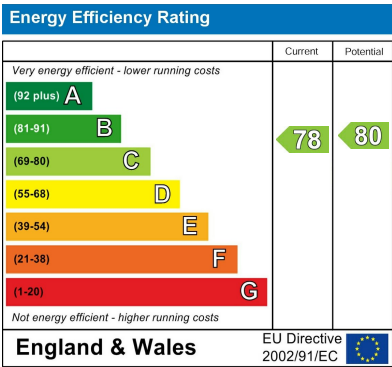
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Nestled within the picturesque grounds of Gargrave House, this exquisite ground floor apartment offers a perfect blend of modern luxury and historic charm. Constructed in 2007, the property is part of a beautifully maintained country house, set amidst over two acres of formal communal gardens, providing a serene backdrop for your new home.

Upon entering, the property, you are greeted by an attractive communal reception lobby that leads to the apartment itself. As you walk inside, this delightful apartment, a spacious reception hall leads passed a guest double bedroom (with space for wardrobe and bedside tables) and a larger principle bedroom with its own private ensuite shower room. Further access is then offered to the apartment's well-appointed house bathroom. A convenient walk in store room is also provided, offering storage space and housing the property's hot water and electrical systems.

The heart of the home is the high specification semi open plan breakfast-kitchen, which is flooded with natural light and equipped with a full suite of modern integrated appliances. This space seamlessly flows into the inviting living-dining room, where French doors open directly onto the apartment's own stone walled garden & patio, creating an ideal setting for relaxation and entertaining.

The garden is exclusive to the apartment and offers ample space for outdoor enjoyment, while the extensive communal grounds provide a tranquil escape from the hustle and bustle of daily life. The property also has the added benefit of two private parking spaces, located directly next to the apartment, making it extremely easy to bring shopping/other items home. Additional visitor parking is also provided, ensuring convenience for both residents and guests. An external secure storeroom is also included for bicycles and outdoor gear, adding to the practicality of this splendid apartment.

On-Line-Bullet-Points

- Stunning location, tranquil and private • Spacious ground floor apartment • Immaculate 'as-new' condition • No forward chain • 2 double bedrooms • En suite plus house bathroom • Breakfast-kitchen and living dining spaces • Private garden, 2 parking bays and a storeroom • Remotely operated under-floor-heating • Security alarm and video entry systems

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 community library run by volunteers on behalf of North Yorkshire Library Service are all close by. Local amenities include a CO-OP supermarket, 3 public houses, The Frying Yorkshireman fish and chip shop, Bollywood Asian restaurant (very good) and a café.

There is a bus service into Skipton and a train station with services to Skipton, Settle, Carlisle, Morecambe, Manchester, Leeds & Bradford. The Lake District, York & Manchester are all within 50 miles when travelling by car.