

**Example of how the full size photos will look  
on line.....**





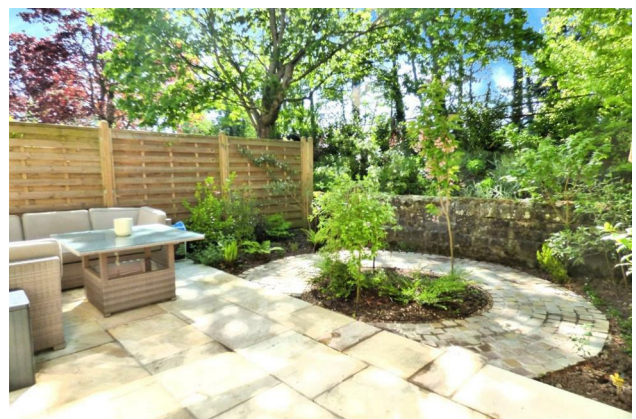
# HUNTERS®

HERE TO GET *you* THERE

**Park Croft, Gargrave**

**Price £385,000**

**Property Images**

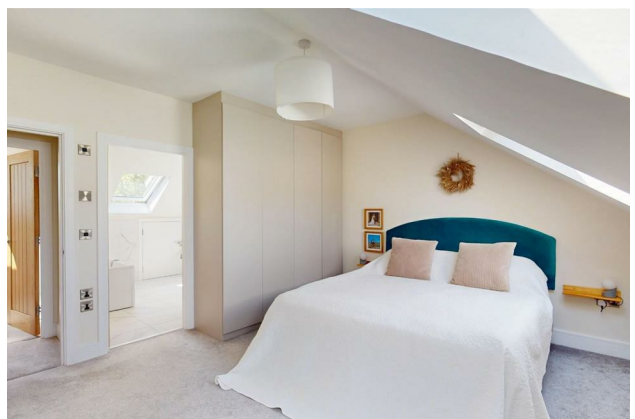




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## Property Images

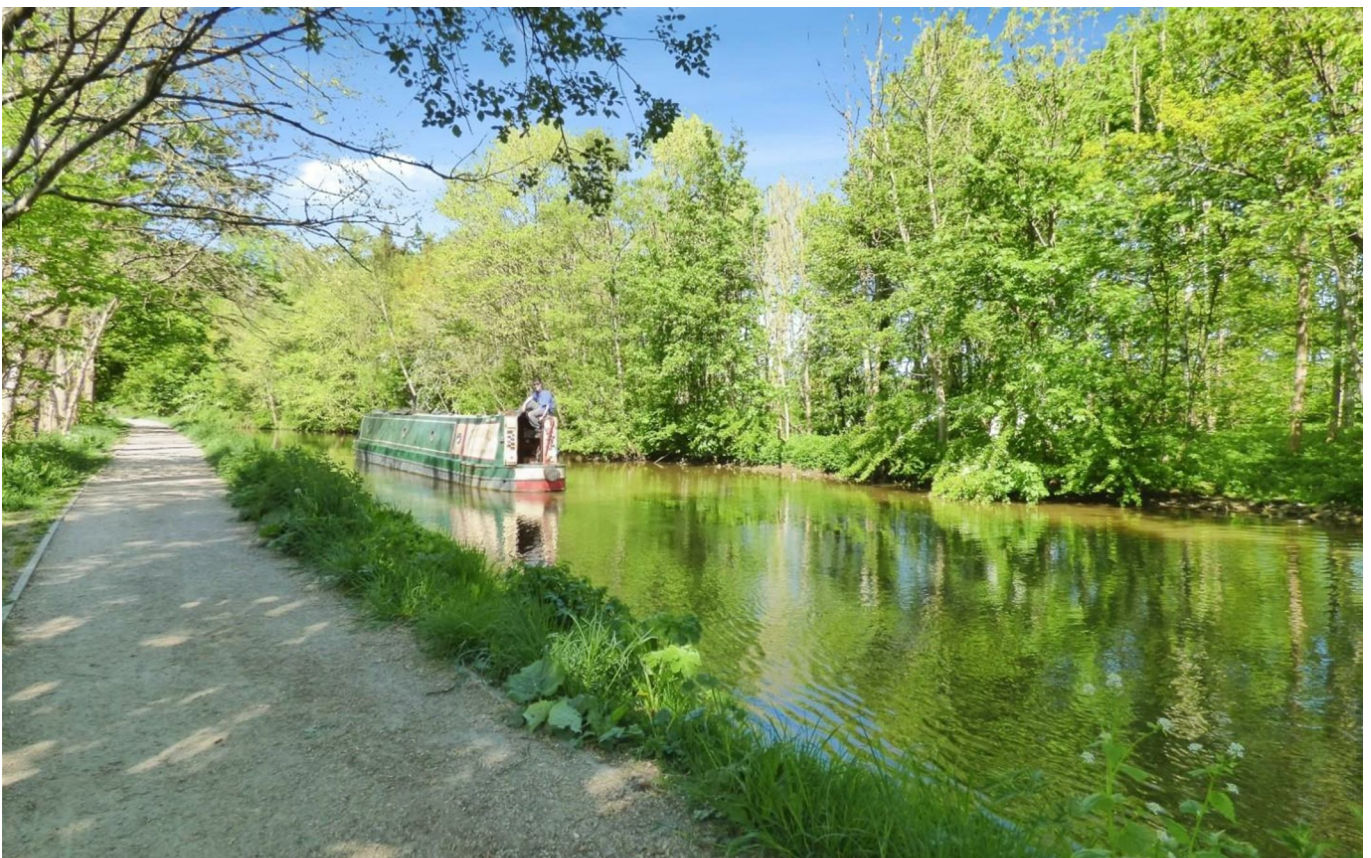


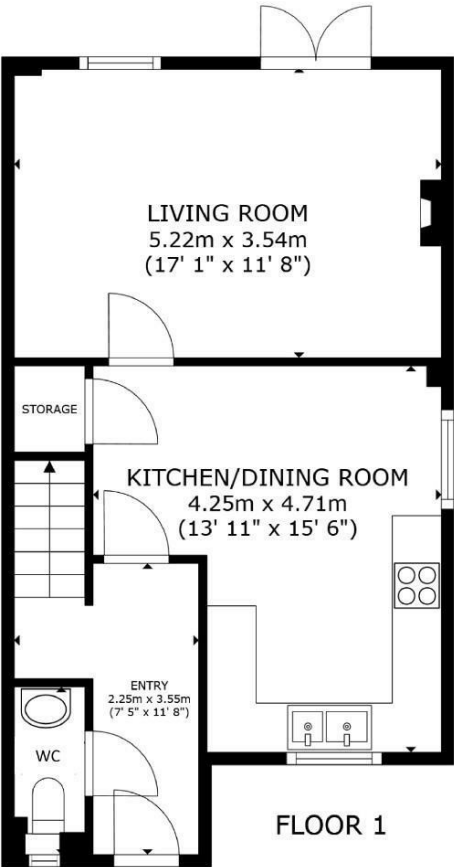


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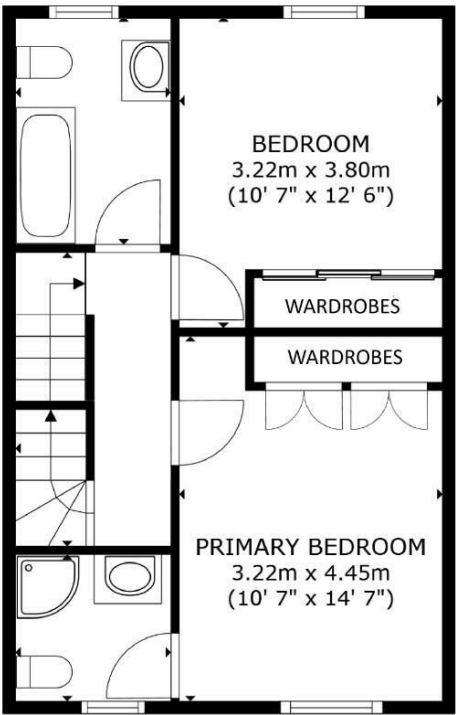
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## Property Images

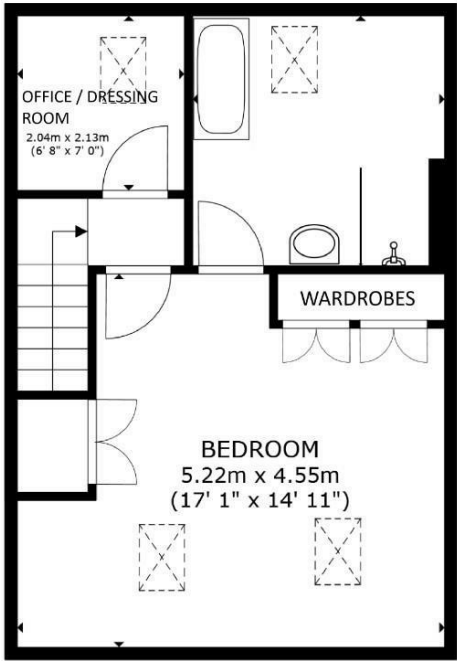




FLOOR 1



FLOOR 2



FLOOR 3

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>93</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</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 |           |





Located in the charming village of Gargrave, Park Croft presents an exceptional opportunity to acquire a stunning semi-detached family house, constructed in 2022 by the esteemed local builders, Messrs R N Wooler, with an NHBC Warranty in place.

This high specification stone-built family home spans an impressive 1,356 square feet and boasts a wealth of modern features and extras, ensuring comfort and style for its residents.

As you enter the property, you are greeted by a welcoming reception hall that leads to a convenient ground floor WC. The heart of the home is undoubtedly the dining-kitchen, which showcases bespoke units and worktops made in RN Woolers own Joiner Shop, complemented by a full suite of integrated appliances, perfect for culinary enthusiasts. The cosy living room, adorned with a wood-burning stove, offers a tranquil space to unwind, with French doors that open onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

The first floor hosts two generously sized double bedrooms, one of which benefits from an en suite, alongside a luxurious house bathroom. Ascending to the second floor, you will discover a magnificent principal bedroom suite, complete with a fitted dressing table area and an additional en suite. This level also features a versatile home office or dressing room, catering to the needs of modern living.

With parking for two vehicles, an EV charger, and underfloor heating, this property is designed for convenience and comfort. The remaining seven years of warranty provide peace of mind for prospective buyers. Located just a stone's throw from the picturesque Leeds-Liverpool Canal, residents can enjoy scenic walks in either direction. Gargrave offers a delightful array of amenities, including a train station, local shops, pubs, and eateries, making it an ideal location for families and professionals alike. This property truly embodies the essence of contemporary living in a picturesque setting.

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, 2 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 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

#### **On-Line-Bullet-Points**

- Built in 2022 with 7 years NHBC Warranty remaining
- A spacious stone-built family home
- Train station, buses, Co Op, 2 pubs, chippy & much more
- Bespoke dining-kitchen + integrated appliances
- Living room with wood-burner & French doors
- Landscaped, enclosed garden
- Large principal bedroom suite
- Double parking bay
- Close to the Leeds-Liverpool Canal
- Immaculate presentation