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Skipton Road, Gargrave

Price £329,500

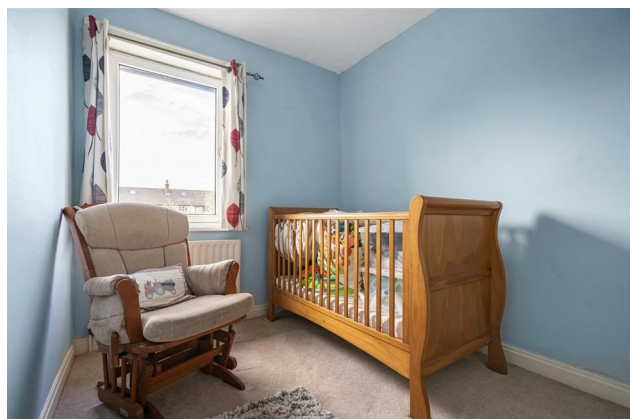
Property Images



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Property Images



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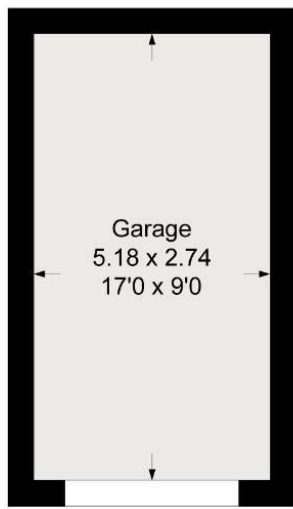
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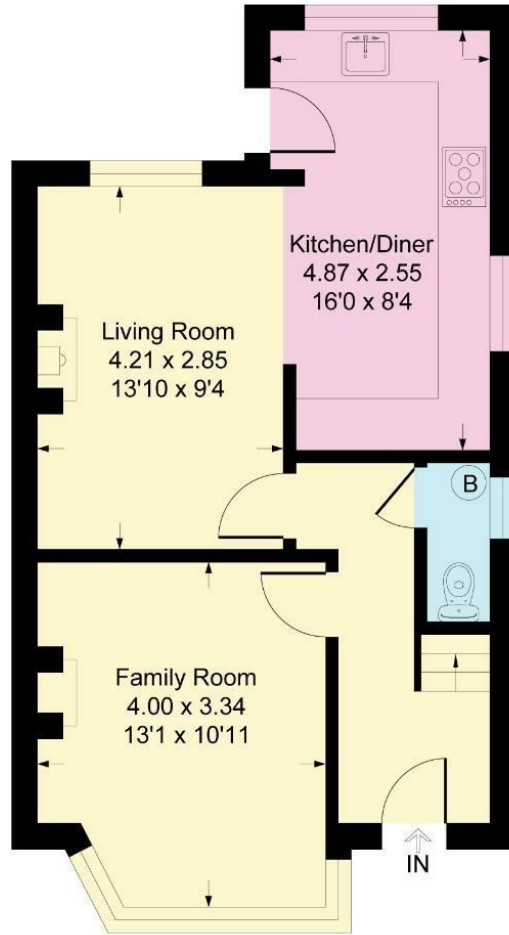


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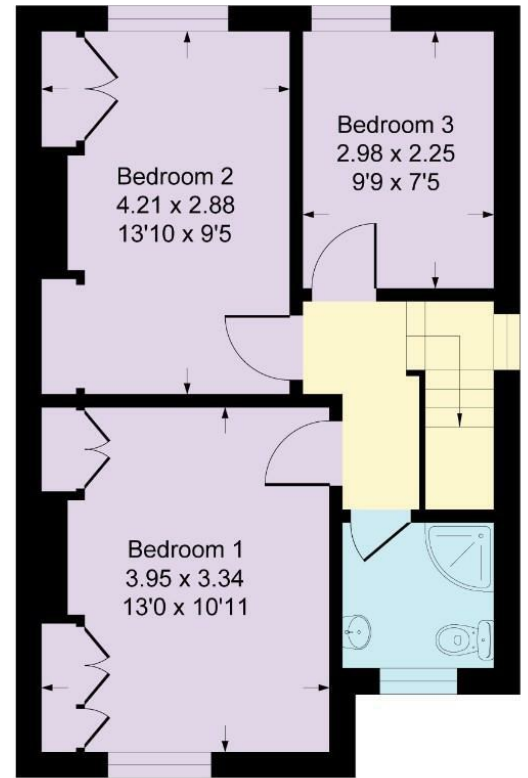
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Garage



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Located on Skipton Road in the sought after village of Gargrave, this delightful three-bedroom semi-detached house, dating back to the 1930s, offers a perfect blend of character and modern living. Featuring an extended living-dining-kitchen and good sized rear garden.

The heart of the home is the extended living-dining-kitchen area, which boasts a wood-burner set into a feature brick fireplace, built-in-cupboards, and ample space for a sofa, chairs and dining suite, creating a warm and welcoming atmosphere. The kitchen area has an extensive range of fitted shaker-style units finished in an attractive duck egg blue, and having oak worktops incorporating a Belfast sink. A door leads directly to the rear garden, seamlessly connecting indoor and outdoor living.

There is a further sitting room at the front of the property, and off the hall, a WC.

The first floor comprises two spacious double bedrooms with built-in-wardrobes and a single bedroom, providing ample space for family or guests. The modern boutique-style shower room adds a touch of luxury to everyday living.

Outside, the good-sized enclosed rear garden is ideal for relaxation and outdoor activities, while the front garden enhances the property's curb appeal. The private gated driveway accommodates up to 3 vehicles and leads to a detached single garage, ensuring convenience for residents and visitors alike.

Situated near the southern edge of the stunning Yorkshire Dales National Park, this home is a haven for nature lovers and walkers. Additionally, the local train station offers easy access to Leeds, Skipton, Settle, and beyond, while nearby bus routes provide further transport options.

This charming property is not just a house; it is a wonderful opportunity to embrace a lifestyle surrounded by natural beauty and community spirit.

On-Line-Bullet-Points

- A period home of character • On the level to excellent village amenities • Extended living-dining-kitchen with range cooker & stove • 2 doubles with fitted wardrobes + single bedroom • Front and rear gardens • Detached single garage • Gated driveway for 2 cars • Close to Yorkshire Dales • Bus route • Direct trains to Skipton, Leeds, Settle and beyond

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 Kotini, and we make a charge of £35.00 + 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.