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EXCLUSIVE

Gargrave Road, Skipton
Offers In Excess Of £525,000
Property Images



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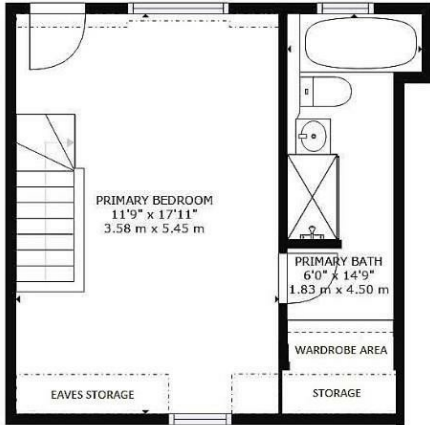
Property Images



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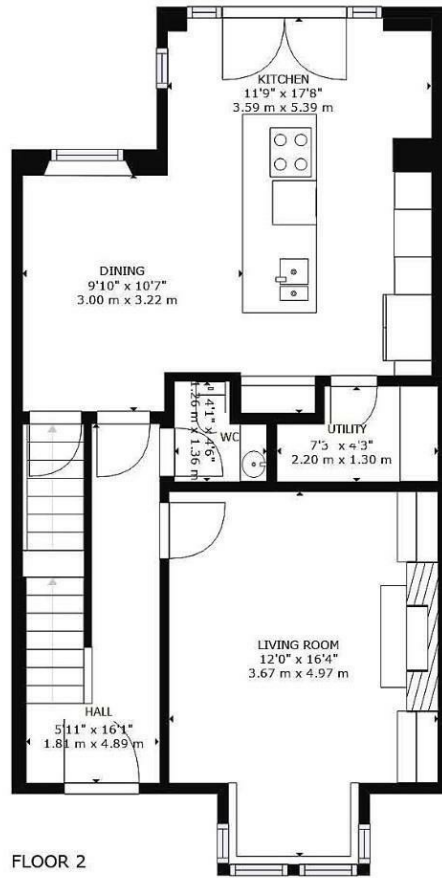
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



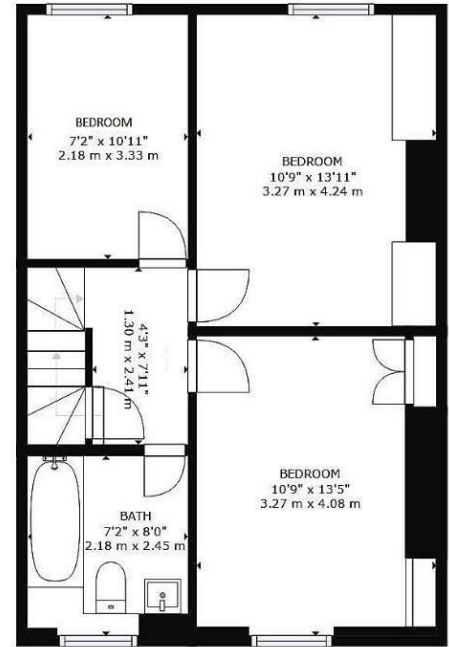
FLOOR 4



FLOOR 1



FLOOR 2



FLOOR 3

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		



A charming Victorian town house located in this very popular part of Skipton. Set out over 4 floors, the versatile accommodation features a superb dining-kitchen at the rear, opening onto a tranquil suburban garden space.

Offering family sized living space with delightful sitting room featuring ornate plasterwork, 4 bedrooms, 2 bathrooms, a basement television room, spacious open-plan dining-kitchen with units and work-surfaces by ALNO of Germany, and opening onto the garden via a pair of large French doors.

Close to trains station and Skipton's highly regarded Primary and Grammar Schools. Short walk to Skipton's bustling High Street, and Aireville Park and the town's swimming / gymnasium Leisure Centre is just up the road.

A reception hall with recently laid oak flooring has a stained glass door, ornate plasterwork and staircase to the first floor.

The living room features a classic bay window with triple glazing and remotely operated Luxaflex Venetian blinds, open fireplace with fitted bookcases to either side, surround-sound cabling, and superb ornate plasterwork including frieze, coving and centre ceiling rose.

A Mediterranean style wet-room WC with travertine tiling and wash basin.

The extended dining-kitchen is a great space and no doubt the hub of the home. Featuring a high quality ALNO kitchen from Germany and under-floor heating. Having an extensive range of units and work surfaces including a large centre island, and appliances include a microwave / oven, fan oven, and induction hob, There is space for a large fridge/freezer, and a small laundry room has shelving and a ladder style drying radiator. Double glazed French doors open onto the garden making for an attractive outlook. To the dining area, a feature exposed brick wall provides an attractive feature, and space for a dining suite opposite a window onto the delightful garden.

Stairs lead to the lower ground floor which is currently set up as a cinema room with surround-sound cabling. With bay window, stove-style gas fire, workshop room with wash basin and WC and store room.

To the first floor: - Two double bedrooms with fitted cupboards / wardrobes and a smaller double / large single bedroom. The house bathroom has been re-fitted in a boutique style and includes a bath, wash basin, modern tiling to the walls and floor, and a concealed cistern WC.

The principal bedroom suite on the second floor has ample space for a king-size bed and furniture, a large Velux window and a dormer window with pleasant outlook, eaves storage, a walk-in-wardrobe area, and a high quality Mediterranean-style en-suite bath & shower room.

Outside; - a small fore-garden with box trees and evergreen hedging, and to the rear a delightful urban-style garden with water feature, sitting areas and a gate onto the rear street. Plenty of on-street-parking surrounding the property.

On-Line-Bullet-Points

- A superb example of a Victorian Town House
- Period sitting room with extensive ornate plasterwork and open fire
- 3 Double bedrooms + 1 smaller double
- Fabulous 2nd floor en suite principle bedroom
- Close to schools, trains station and all Skipton has to offer
- Large dining-kitchen (ALNO units) onto an urban garden
- Cinema / snug basement room, and WC / hobby space
- Delightful, tranquil urban garden
- Modern House bathroom and wet room WC
- Superbly presented throughout