wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

AN INTERESTING 1 BEDROOMED COTTAGE TUCKED AWAY IN A HIDDEN LOCATION BUT ALSO CLOSE TO ALL OF THE AMENITIES IN THE VILLAGE CENTRE



11A HIGH STREET
GARGRAVE

Situated in a quiet location hidden behind the hustle & bustle of the Main Street, this individual stone built cottage provides a rare opportunity **for prospective purchasers seeking a readymade home at price point which is difficult to find in the village.**

The accommodation briefly includes **a modern open plan Living Room & new Kitchen**, **a generous light & airy Bedroom with 2 windows on the south side and a good sized 4 piece Bathroom.** Externally there is a shared enclosed garden and a stone outbuilding.

PRICE: £150,000

Tel: 01535 637333 **www.wilman-wilman.co.uk**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB

Gargrave is a sought after semi-rural village known for having 2 friendly pubs, a Co-Op, a variety of independent shops & eateries and **a choice of country walks virtually from the doorstep, with neighbouring Skipton providing further everyday services & amenities.**

Recommended for closer inspection, the property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC door to:

LIVING ROOM & KITCHEN: 15'11" x 12'0" with oak effect flooring to kitchen area with new units, stylish worktops, stainless steel sink & drainer, oven & 4 ring gas hob with concealed extractor hood over, part tiled walls, integrated fridge/freezer, space for washer, open plan living room with exposed beam, 2 rear windows and open staircase to the first floor with store under.



TO THE FIRST FLOOR

LANDING: 8'2" x 5'9" with exposed beam.

BEDROOM: 15'11" x 11'5" with exposed beam, fitted cupboards (one housing the combination boiler) and 2 windows to the rear.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





BATHROOM: 9'8" x 5'3" with 4 piece suite comprising panelled bath, shower enclosure, low suite w.c, wash hand basin, laminate flooring, part tiled walls and window with frosted glass.





TO THE OUTSIDE

There is a shared enclosed garden with established shrubs and a stone outbuilding. Access is down a passageway via a black door from the High Street.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

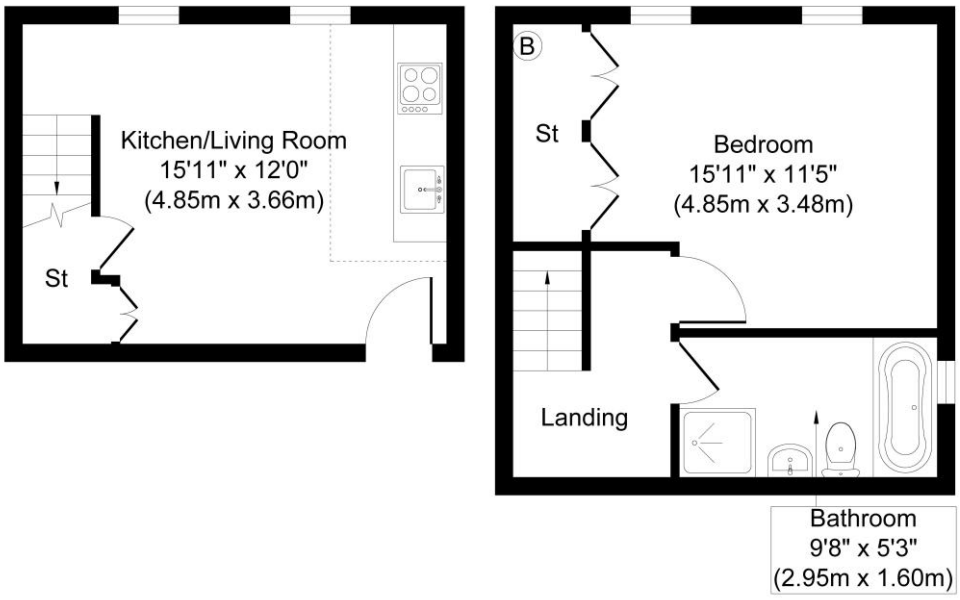
POST CODE: BD23 3RA

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £150,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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