

HUNTERS®

HERE TO GET *you* THERE

East Street, Gargrave

Price £245,000

Property Images

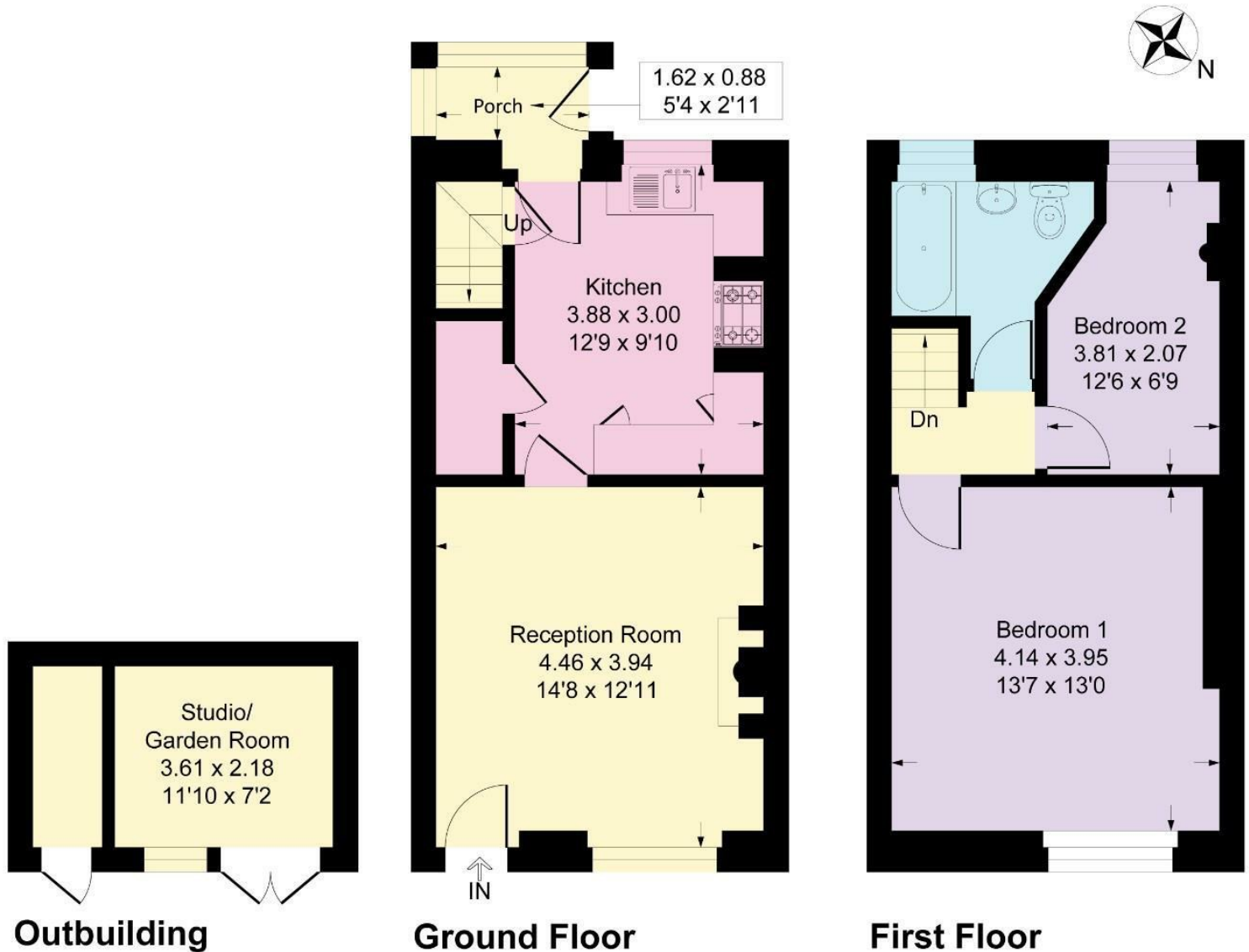


Property Images

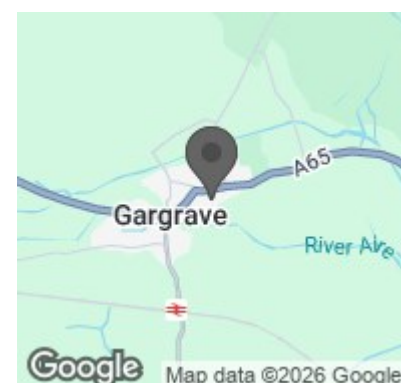


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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



Located on the level in the popular village of Gargrave, this charming mid-terrace house offers a delightful blend of comfort and modern living. The property is superbly presented, and with a multi-fuel-stove and GAS central heating, exuding a cosy atmosphere that is sure to make you feel at home.

Benefiting from a delightful Yarden and bespoke garden room / studio.

Upon entering, you are welcomed into a charming and cosy living room, complete with a multi-fuel-stove set into an attractive exposed brick fireplace, perfect for those chilly evenings. Exposed timber floorboards and display shelving enhances this relaxing living space.

The dining-kitchen, again with feature timber flooring is a delight, providing an ideal space for culinary enthusiasts to create and enjoy meals. An extensive range of high quality Shaker-style units provide excellent storage and with oak worktops providing useful work surfaces. A range cooker, integrated appliances, built in boiler cupboard and stable door complete this cottage-style space.

The property boasts two inviting bedrooms, with the main bedroom being particularly spacious, allowing for a restful retreat, and the modern bathroom with tiled floor and shower-over-bath ensures convenience and comfort for all.

Outside, you will find a delightful Yarden, which features a superb bespoke studio / garden room and a store, offering additional space for hobbies or relaxation. Plenty of space for pottering and al fresco dining.

Location is key, and this property does not disappoint. It is conveniently situated just a short, level walk to the High Street, where you will find a variety of shops, including a CoOp for your everyday needs. Additionally, the train station is only a ten-minute stroll away, providing direct access to Leeds and Settle, making it an ideal spot for commuters.

This charming home in Gargrave is perfect for those seeking a blend of village life with easy access to urban amenities. Whether you are a first-time buyer or looking to downsize, this property is a must-see.

On-Line-Bullet-Points

- Charming and cosy interior • Multi-fuel-stove & GAS central heating • Delightful breakfast-kitchen • Spacious main bedroom • Modern bathroom • Delightful garden / al fresco dining spaces • High-quality garden room • 5 mins to shops, CoOp, Pubs and Chippy • Train station with direct trains to Leeds and Settle • Bus stop just 50 metres away.