

LEASEHOLD



19 ESHTON HALL,  
ESHTON ROAD,  
GARGRAVE, BD23  
3QQ

£360,000

#### FEATURES

- Detached house
- Within the grounds of Eshton Hall
- EPC Rating C
- Two allocated car parking spaces
- Double glazed windows and LPG heating



# A very well maintained two double bedroom detached house located within the grounds of Eshton Hall near Gargrave

## LOCATION

Surrounded by open countryside and with fantastic walks and scenery on the door step, Eshton Hall is located a mile from the desirable and pretty village of Gargrave on the edge of the Yorkshire Dales National Park and includes a train station with regular services to Skipton and onwards to Bradford and Leeds, primary school, a range of local shops including a supermarket, three public houses, active village hall, large village green, a church and a regular bus service. Only five miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market, provides comprehensive shopping and leisure facilities and is close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

## ESHTON HALL

Set in approximately 2.7 acres of well maintained communal grounds the Eshton Hall estate has views over the surrounding countryside and benefits from security access via large automatic gates from the road.

## DESCRIPTION

Woodland Cottage (the only detached property at Eshton Hall) is a very well maintained stone built house with LPG central heating and timber double glazed windows throughout. With superb dining kitchen, living room, laundry room and bathroom at ground floor level, the property also offers two double bedrooms and ensuite shower room at first floor. In more detail the property comprises:

## ENTRANCE HALL

Part glazed timber door leads into the entrance hallway, with timber floor covering and storage cupboard housing the hot water cylinder. Doors lead to the living room, kitchen diner, laundry room and bathroom.

## LIVING ROOM

**4.30m x 4.18m (14'1" x 13'8")**

Well proportioned living room with windows to 2 elevations, ceiling coving and feature contemporary electric stove.

## BATHROOM

Well presented bathroom comprising pedestal wash hand basin, high level WC and panel bath with thermostatic shower over and folding shower screen. recessed ceiling lights, extractor fan, full wall tiling, timber floor covering and white ladder style towel heater.

## LAUNDRY

**2.91m x 2.66m (max) (9'6" x 8'8" (max))**

Comprising a range of cream gloss wall and base units with grey laminate work surface, 1.5 bowl stainless steel sink with mixer tap and under counter space and plumbing for a washing machine and space for a tumble dryer. Timber floor covering and wall mounted boiler.

## KITCHEN/DINER

**5.55m x 4.18m (18'2" x 13'8")**

A superb light and airy kitchen with 3 velux style roof windows and space for a large dining table. Comprising a range of cream wall and base units with granite worksurfaces over, 1.5 bowl sink and 6 ring AGA gas range with 2 ovens and grill. Integrated dishwasher, fridge and freezer. Feature contemporary electric stove and timber floor covering.

## SPLIT LANDING

Stairs from the entrance hall lead up to the first floor landing with split staircases leading to both bedrooms. Storage cupboard currently used as a wardrobe.

## BEDROOM ONE

**6.62m x 2.95m (max) (21'8" x 9'8" (max))**

Formerly 2 bedrooms which have now been combined into one, this double bedroom comprises three windows overlooking the courtyard area, an over stairs cupboard and loft access hatch. Door leads into the ensuite.

## ENSUITE SHOWER ROOM

Comprising a shower cubicle with thermostatic controls, pedestal wash hand basin and high level WC. Recessed ceiling lights, fully tiled walls, extractor fan and a white ladder style towel heater.

## BEDROOM TWO

3.26m x 2.96m (10'8" x 9'8")

Double bedroom with window overlooking the courtyard.

## OUTSIDE

Externally the property benefits from a storage shed adjacent to the building, and also two dedicated car parking spaces. The property overlooks a courtyard area which is illuminated at night. The Eshton Hall development is accessed via secure iron gates and additional parking is available for visitors.

## COUNCIL TAX & TENURE

Council Tax: Band E

Tenure: Leasehold by way of a 999 year lease from July 2005 on a peppercorn rent

## OTHER INFORMATION

The property will suit anyone who requires a beautiful home in a peaceful, stunning environment without any external maintenance costs. A management company manages the common areas of the entire estate, which includes gardening, external door/ window repairs and painting, window cleaning, buildings insurance, fire alarm and automatic gate maintenance, etc. The service charge per annum is currently £3,676.82 which equates to just over £70 per week.

The property is connected to a communal LPG system which is recharged to the current owner by way of a sub meter on the basis of units used.

## FURNITURE

The landlord will consider selling the majority of the furniture currently in the property by separate negotiation.





SKIPTON SALES | 68 HIGH STREET, SKIPTON, NORTH YORKSHIRE, BD23 1JJ



### **VIEWING**

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

### **SERVICES**

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

### **AGENTS NOTE & DISCLAIMER**

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

### **ANTI MONEY LAUNDERING REGULATIONS**

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



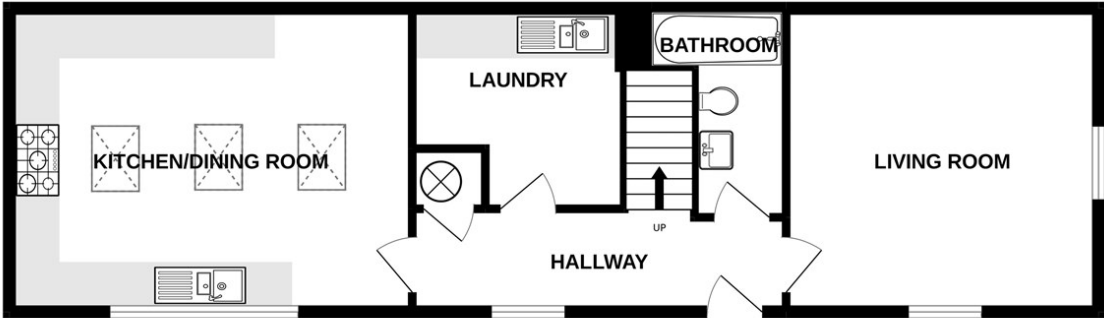
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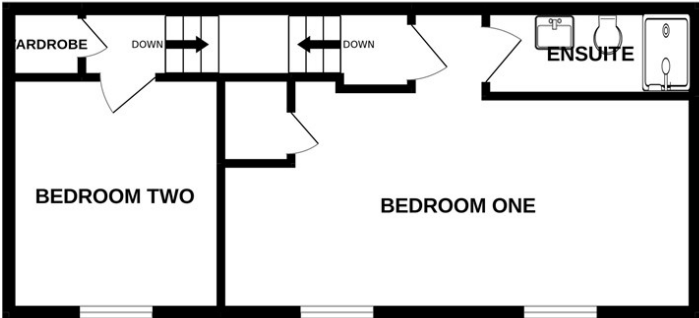
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GROUND FLOOR



1ST FLOOR



Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022