



Guide Price £219,500

- One spacious bedroom
- Well-planned accommodation
- Superb open plan living room/kitchen
- Two allocated parking spaces
- Long distance views
- No onward chain
- No Stamp duty to pay

Apartment 23, Gargrave House, West Street, Gargrave, Skipton, BD23

This superb south westerly facing apartment is located in the stunning Gargrave House development. Offering good sized accommodation this one bedroom apartment takes in the best of the open views over fields.

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Apartment 23, Gargrave House, Gargrave, Skipton, BD23 3PH

Harrogate 27 miles, Skipton 5 miles, Leeds 31 miles (all distances approximate)

General remarks

This well presented one bedroom apartment sits nicely in this prestige development. Entry is through a secure intercom system where the communal staircase leads you to the first floor.

The entrance hall gives access to all the principal rooms. Living room with dual French doors, both with Juliette balconies giving amazing views over the communal gardens and open fields. This then opens up to the kitchen with wall, drawer and base units with granite worktop surfaces over. Integrated fridge, freezer, slimline dishwasher, washer dryer, oven, hob, extractor and microwave.

The bedroom has a window again looking over the fields and mirrored wardrobes, chandelier and the boiler cupboard. A modern bathroom has a bath with shower over, W.C. and wash hand basin. Travertine tiled walls and floor and chrome heated towel rail.

Externally the apartment has two designated parking spaces and a secure storage unit.

Visitor parking is also available on site.

The apartment has a electric heating system that serves the full under floor heating

Gargrave House, completed 1917 by architect James B Dunn for J W Coulthurst Esq, is set on the edge of Gargrave village, an entirely private location with the parkland grounds cleverly screened by established woodland. Gargrave is a popular residential village which straddles the River Aire and the Leeds/Liverpool canal it borders scenic countryside of the Yorkshire Dales Nation Park and there is easy access to a wide variety of scenic walks. The village includes a range of shops and railway station. The market town of Skipton is within some 5 miles including a comprehensive range of shops and other amenities and with rail services to Leeds, Bradford and London. Many West Yorkshire and East Lancashire business centres are within reasonable commuting distance.

Directions

Enter Gargrave from Skipton continue past the cricket ground on the right and then at the sharp left hand corner turn off right into North Street continue straight ahead and then at the next corner turn off right and continue over the canal and straight ahead, the impressive drive entrance to Gargrave House will be seen on the left hand side proceed through the parkland grounds to arrive at the main house with clearly marked visitors parking spaces.

Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold. 999 year lease from 2005, £100PA ground rent and service charge of £205.93 per month. All to be reviewed in 2028.
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler via full underfloor heating
- Two allocated parking spaces and visitor parking on site

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

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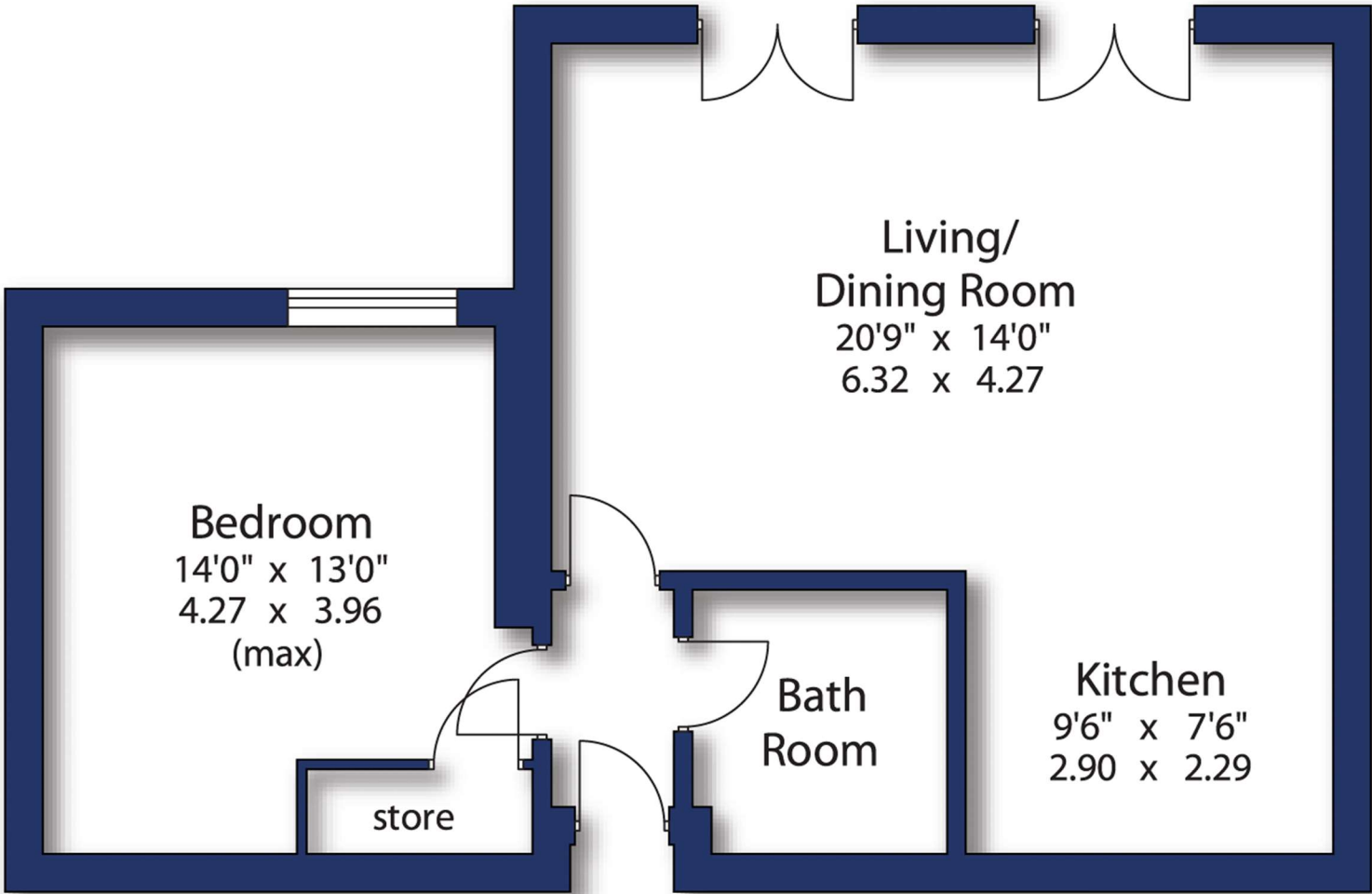




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Floorplans



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