



Guide Price £244,950

- Period cottage
- Two bedrooms
- Small yard
- Immaculate presentation
- Village centre location
- Currently a holiday let

The White Cottage, 5 West Street, Gargrave, Skipton, BD23 3RD

A fabulous detached period cottage located in the heart of the ever popular village of Gargrave. Currently used as a holiday cottage this property is presented to the highest of standards and would suit this marketplace or someone looking for a wonderful two bedroom home.

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010 Email: skipton@dacres.co.uk

dacres.co.uk   



The White Cottage, 5 West Street, Gargrave, Skipton, North Yorkshire, BD23 3RD

Harrogate 26 miles, Skipton 4.7 miles, Leeds 31 miles (all distances approximate)

General remarks

Entry is through a wooden glass panelled door which leads into the hallway with radiator, window to rear and tiled flooring. Off the hallway is a two piece suite cloakroom with w.c. and a wash

hand basin. Also from the hall you access the living room with ceramic tile wood effect flooring, two radiators, stove, feature beams, windows to the front and rear, an understairs cupboard and an open staircase giving access to the first floor. The kitchen offers a selection of wall, drawer and base units with heat resistant Dekton Aura work surfaces over, sunken sink, integrated oven, grill, microwave, induction hob with extractor over, integrated fridge/freezer, dishwasher, feature radiator, wood effect tile flooring with electric underfloor heating, a window and a door giving access to the small yard.

There is a feature stone wall leading up to the first floor, the landing provides a sliding mirrored storage cupboard and a loft

hatch giving access to the part boarded loft. The master bedroom has a radiator and a window to the front with bedroom two having a sliding door with a window to the rear. The house bathroom is to the rear offering a four piece suite which includes, modern style slipper bath, walk in wet room style shower with rain hood, a low flush w.c., pedestal wash hand basin, beams, concealed boiler, electric underfloor heating, plumbed washing machine cupboard and two windows to the side.

Externally, the house sits fronting the street with two public car parks within 200 yards walk and a small yard to the side with enough space to house a couple of bins and an outside tap.

Directions

On entering Gargrave from Skipton drive to the centre of the village. Just before you reach the bridge over the River Aire on your left take a right onto West Street, The White Cottage is then located on the left hand side.

Local Authority & Council Tax Band

North Yorkshire County Council, 01756 700600,
Council Tax Band NA

Tenure

Freehold

Thinking of selling?

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice.

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Ref: SKI230144MIK/20.06.23/1

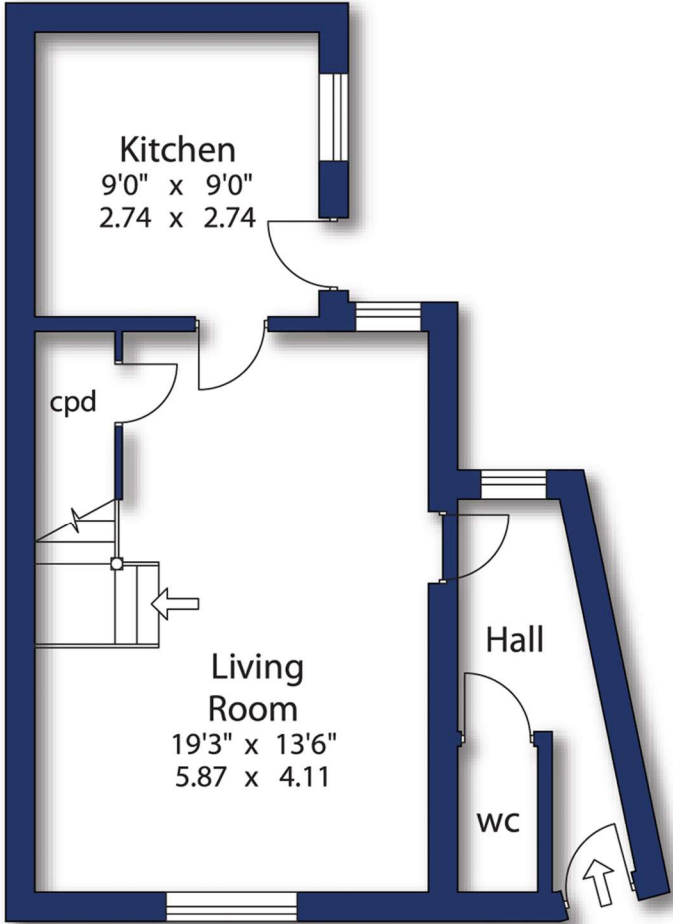


ARRANGE A VIEWING

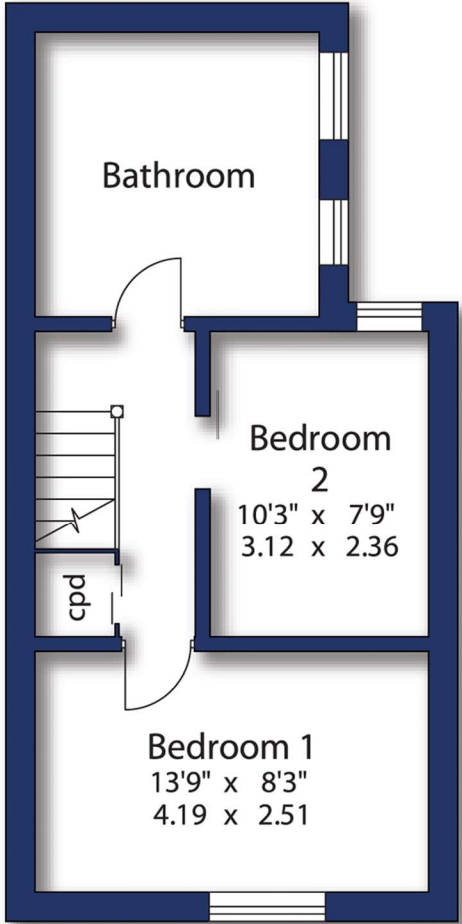


Call 01756 701010 or email
skipton@dacres.co.uk

Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley



Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

