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Sandy Ghyll Cottage, 6 River Place, Gargrave, Skipton, BD23 3RY

An amazing two bedroomed, two bathroom, terraced house in Gargrave, offering exceptional quality throughout and good sized living accommodation. Along with a beautiful patio to the rear and views of the River.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX
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dacres.co.uk







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Sandy Ghyll Cottage, 6 River Place, Gargrave, Skipton, BD23 3RY

Harrogate 26 miles, Skipton 4.3 miles, Leeds 32 miles (all distances

Guide Price: £319,995

- Magnificent two bedroom mid terrace
- Bathroom and ensuite
- Well-planned living accommodation over three floors
- Private yard to the rear
- River views
- Superb central location
- Close to transport links







General remarks

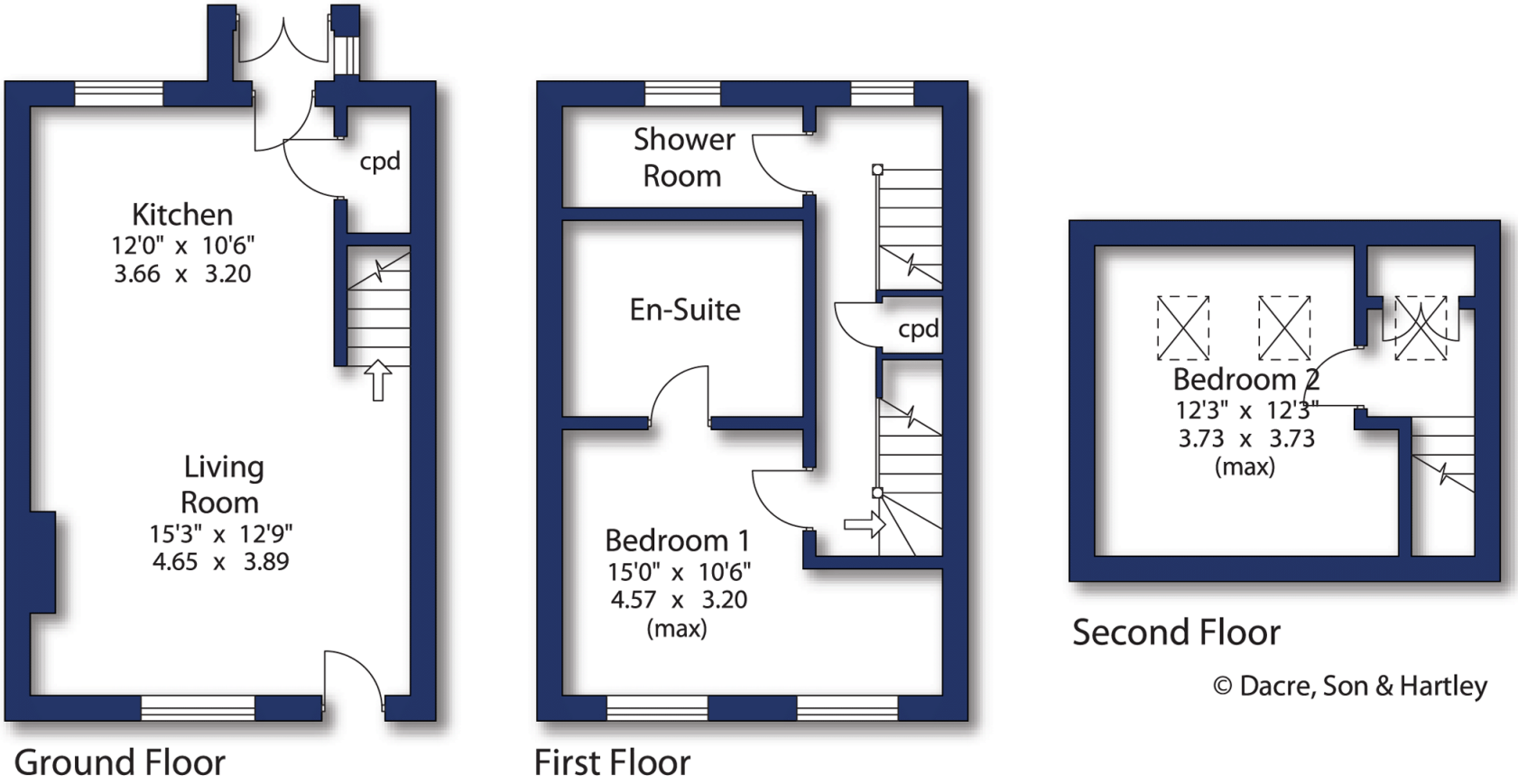
Through a upvc front door into the living room with multi fuel stove inset into a fireplace, feature cupboard with shelving, feature radiator, double glazed window to the front and a fabulous wood block Herringbone floor leads into the dining area. The dining area is open plan to the kitchen which offers a selection of wall, drawer and base units in a modern grey with Quartz worktop surfaces over, a sunken one and a half sink, feature tiled splash backs, a Range cooker, five ring hob, integrated dishwasher, fridge/freezer, a pull-out pantry cupboard, display cabinet and a feature radiator, The understairs utility cupboard houses the gas central heating boiler and provides plumbing for a washing machine and space for a dryer. Off the kitchen is a upvc stable door leading out to small porch way with tiled floor, windows to the sides and a door leading out to the rear patio area.

From the living room is a staircase leads to the first floor landing with a double glazed window providing stunning views of the River, a feature radiator, a cupboard and pull-out drawers in the understairs area. Into the master bedroom which is a fabulous full fronted room overlooking Gargrave Green with a pair of double glazed windows and two feature radiators. The large en-suite comprises a glass walk-in shower with rain hood and shower attachment, vanity wash hand basin, hanging concealed cistern w.c., modern bath with shower attachment over, feature towel radiator and tiled floor with underfloor heating. Next is the house shower room with views over the river and includes a shower cubicle with shower attachment, hanging concealed cistern w.c., wash hand basin with vanity unit below, feature radiator and wood effect tiled floor.

To the second floor with a Velux window on the landing and cupboards. The second bedroom has exposed beams to two sides, a Velux window with blinds, feature radiator and storage space.

Externally, to the rear is Indian stone flagged patio with border area, outside tap, electric point and space for a small shed. The patio is southerly facing taking in the best of the weather and views. There is access to the rear over a neighbour's property.

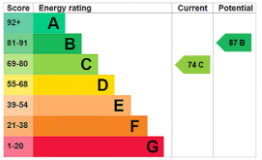
Floorplans



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Contact us

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Directions

Enter Gargrave village from Skipton and take the first left down East Street and proceed down to the green. Take the second turning on the right which is River Place, follow the road along where the property is located on the left marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words angry.snipe.mainland

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler.
- There is no parking allocated for the property
- A right of access to the rear allows neighbours access and similarly access for this property back to the street.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

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 to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve 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.

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