



Guide Price £575,000

- Detached property
- Open plan living
- Four first floor bedrooms
- Kitchen diner
- Fabulous river views
- Landscaped patio
- Integral garage
- Driveway parking
- Delightful location

18 Riversway, Gargrave, Skipton, BD23 3NR

A fabulous extended four bedroomed detached property in the quiet Riversway area of Gargrave, offering kitchen/diner, open plan living space and with stunning views to the rear overlooking the River and open fields into the distance.

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

General remarks

Entrance through a composite and glass door into the hallway with wood laminate flooring, understairs storage cupboard and the staircase to the first floor. Off the hall is a two piece suite comprising of, a low flush w.c., and pedestal wash hand basin.

Into the living room with upvc bow window to the front, gas living flame corner fire and stretching into the dining room with radiator, a window to the side and a pair of French doors leading into the conservatory. The conservatory has glass to three sides and French doors leading out to garden with stunning views. The kitchen offers a selection of wall, drawer and base units, oven and oven grill, four ring hob with extractor above, integrated dishwasher, integrated fridge, house boiler, wood laminate flooring, radiator and a window to the rear. The utility room provides space for an extra fridge/freezer, washing machine and dryer along with wall cabinets, stainless steel sink, worktop surfaces, radiator, a window, stable door to the rear and access into the integral garage with light and an up and over door to the front.

To the first floor landing with loft access and leading to bedroom one with a bow front window, radiator and fitted wardrobe.

Bedroom two is to the rear with two banks of fitted wardrobes, a radiator and upvc window with uninterrupted views over the river and neighbouring fields. The next bedroom has a window to the front and a second loft access, along with an en-suite comprising of, a corner shower cubicle, low flush w.c., pedestal wash hand basin and heated towel rail. The final bedroom is to the front with window and radiator. The family bathroom offers a three piece suite, comprising of, a bath with shower over, wash hand basin with vanity unit below, low flush w.c., and a window to the rear.

Externally, to the front is a decorative garden with a lawn, an Indian stone flagged pathway and tarmac driveway leading to the garage. To the rear is a crazy paved patio area, gravelled areas to both sides of the property. There are two lawns with a walk way through the middle leading to a beautiful Indian stone paved patio seating area providing a peaceful and tranquil space to enjoy the amazing views over the River.

Directions

On entering Gargrave from Skipton drive to the centre of the village turning left over the River Aire and then right immediately after the Masons Arms. Walton Avenue is on the right hand side after a short distance. Continue down here and then take a left onto Riversway where the property will be seen on the right hand side, towards the end marked by our Dacre, Son & Hartley 'For Sale' board.

what3words access.discrepancy.folk

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed
- There are a garage and parking on site

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.

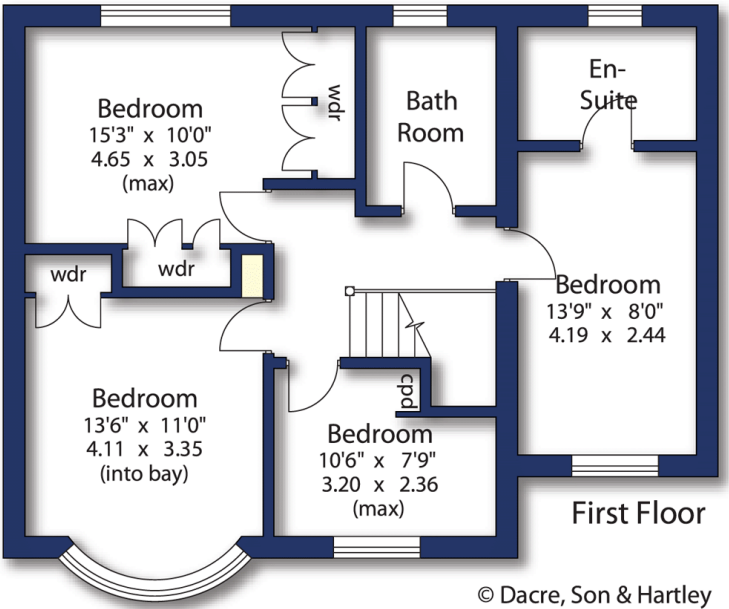
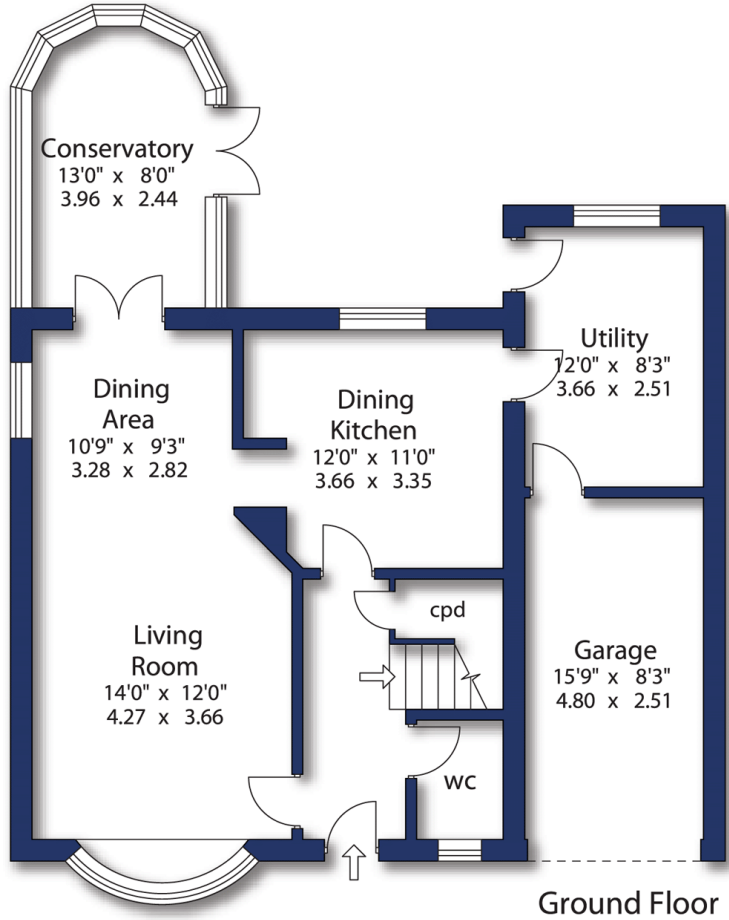
Referral fees

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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Floorplans



EPC TO BE
ADDED

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. An Energy Performance Certificate is available on request. 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. Buyers should consider an independent check of all aspects of the property. 8. 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.

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