



Guide Price £255,000

- Two double bedrooms
- Period property
- Mid terrace
- Meticulously maintained throughout
- Private rear garden
- Quality fixtures and fittings
- Quaint village location of Gargrave
- No onward chain

84 High Street, Gargrave, Skipton, BD23 3LX

A charming mid terrace period cottage offering two well proportioned bedrooms and an enclosed rear garden, ideally situated in the ever popular village of Gargrave. Beautifully presented throughout to a high standard, this delightful home combines character and comfort, making it an excellent choice for a range of buyers. Early viewing is highly recommended to fully appreciate the quality, charm and appeal this wonderful property has to offer. NO ONWARD CHAIN

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Harrogate 27 miles, Skipton 5 miles, Leeds 32 miles (all distances approximate)

General remarks

Entering the property through a solid timber front door, you are welcomed into an inviting entrance hallway featuring tiled flooring and exposed stone walls, setting the tone for the character and charm found throughout the home. The spacious living room is rich in period features and serves as a warm and welcoming reception space. A wood burning stove, set upon a tiled hearth

with a timber lintel above, forms an attractive focal point, complemented by an original built in storage cupboard. Traditional sash windows to the front elevation flood the room with natural light, while an understairs cupboard provides useful additional storage. To the rear of the property is a beautifully appointed dining kitchen, thoughtfully designed to complement the property's heritage. The kitchen is fitted with a range of wooden wall, base and drawer units with matching work surfaces and incorporates integrated appliances including a fridge, freezer, dishwasher, four ring gas hob and electric oven. Exposed stonework and original roof timbers enhance the room's character, while engineered oak flooring and ample space for a dining table create a practical and sociable environment. A rear porch leads directly to the garden, providing convenient outdoor access.

The first floor accommodation is accessed from a central landing and comprises two well proportioned bedrooms together with the family bathroom. The principal bedroom, positioned to the front of the property, enjoys attractive views and retains a wealth of character,

including a decorative period fireplace with stone surround, exposed beams and fitted wardrobes. The second bedroom, located to the rear, offers comfortable double bedroom proportions and pleasant views over the garden. Completing the accommodation is the family bathroom, fitted with a white three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and w.c. Additional features include a heated chrome towel rail, partially tiled walls and wooden flooring.

Externally, the property benefits from an attractive and well maintained rear garden. A generous lawn, bordered by established planting, creates a private and secure outdoor setting. Two separate paved patio areas provide ideal spaces for al fresco dining, entertaining or simply relaxing during the warmer months. Further enhancing the property's practicality are two stone built outhouses, one with plumbing for a washing machine and the other offering valuable external storage.

Directions

Entering Gargrave on the A65 from Skipton proceed past the Co op on your left, in the direction of Settle, then after a short distance the property will be easily identified on the right hand side.

what3words droplet.dumplings.gladiators

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Domestic heating is from a gas fired boiler
- Please note that there is no allocated parking, however on street parking is available nearby
- Please note that this property is located in a conservation area
- Please note that there is an easement for access to the rear of the row of properties

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.

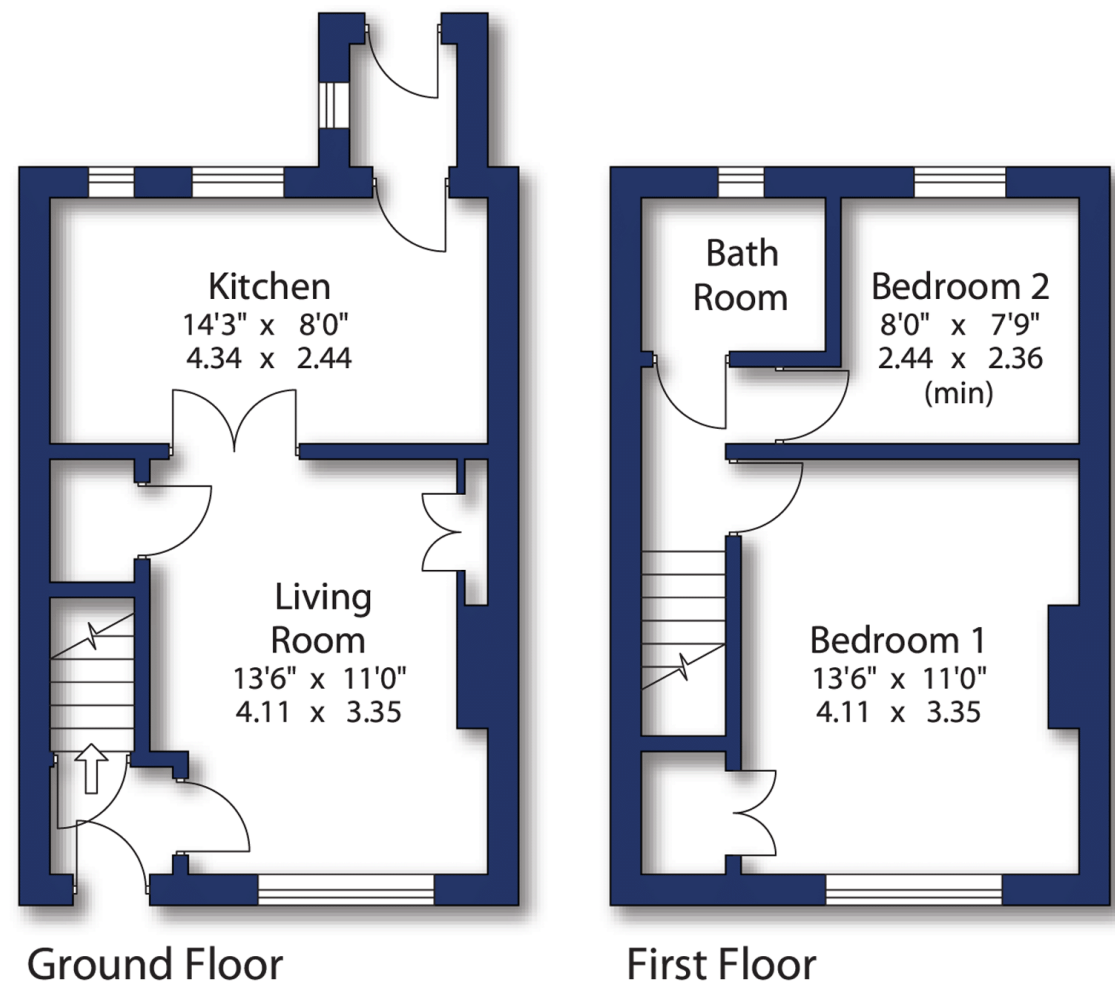
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Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - 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



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