DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



24 Gargrave Road, Skipton, North Yorkshire, BD23 1QJ

An elegant Victorian property offering five bedrooms and two bathrooms over three floors plus a cellar. Situated in a popular location between the two schools on Gargrave Road and giving views down towards Skipton Moor.

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BD23 1HX
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dacres.co.uk







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Harrogate 23 miles, Ilkley 11 miles, Leeds 29 miles (all distances approximate)

Guide Price: £585,000

- Extensively refurbished in recent years
- A character Victorian family home
- Spacious living accommodation of 2000ft2
- Sold with no onward chain
- Five bedrooms, family bathroom and shower room
- Front and rear gardens
- Enviable location within Skipton
- Attractive period features throughout
- Well-presented living accommodation
- Parking to rear drive







A fabulous house with all fully refurbished original Sash windows to the front and double glazed Sash style timber window to the rear with top hung opening.

Entrance through a wood and glass panel door with a feature stained glass window above. The hall has the original mosaic tiled flooring and a well preserved staircase leads to the first floor. Off the hall is a two piece Burlington suite comprising W.C., wash hand basin, a chrome heated towel rail and a tiled floor.
From the hall into the good sized living room with an inset gas living flame fire having a cast iron surround and wooden fireplace, a bay window to the front, a feature radiator, a stripped wood floor with a separate room off for coats and shoes, cornicing and ceiling rose to the ceiling. The dining room has a multi fuel stove set in a fireplace with windows to the rear, stripped wood floor with a separate room off for coats and shoes. The kitchen has a modern window and offers a selection of wall, drawer and base units with worktop surfaces over with a sunken sink, a Rangemaster double sized cooker, built in dishwasher, cabinets, a mantel with towel rail a further window and a Limestone floor. Into the utility room with matching cabinets and worktops, space for washing machine and dryer, space for fridge/freezer, recently fitted gas boiler, a door and window to the side and a further window to the rear.

To the first floor open landing with two good sized storage rooms. The master bedroom is to the front with windows and picture rail. Bedroom two has picture rails and a window to the rear. The third bedroom has a window to the front. The feature bathroom offers a Burlington suite of bath with a shower over, mid flush w.c., and pedestal wash hand basin, heated towel rail, bespoke wall panelling, and period tiled floor with underfloor heating. Next, a modern shower room comprises of, a corner shower cubicle, low flush w.c., wash hand basin with a vanity unit, stainless steel heated towel rail and feature mirror.

To the second floor landing with a Velux skylight window. There are two bedrooms to this level, one to the front with a Velux and window, along with a dressing room also having a Velux window. The second bedroom is to the rear with useful eaves storage space along with a Velux and sash window to the rear.

Access to the cellar is via steps, there are two principal chambers with power and light. The front chamber has a bay window, a feature stone sink and radiator. The second chamber is to the rear, all with great potential for conversion.

Externally, to the front is gated access from street level with period railings leading up to the front door. To the rear is a paved patio area, a recess bin area, an electric car charging point and a block paved driveway with a five bar gate.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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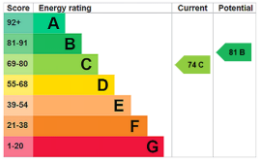









Contact us

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Directions

From our offices in Skipton, proceed up the High Street and turn left at the roundabout. After a short distance, turn left onto Water Street and continue onto Gargrave Road. The property will be easily identified on the left hand side identified by our for sale board opposite the entrance to Skipton Girls High School.

What3Words crabmeat.salads.joke

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. Domestic heating is from a gas fired boiler.
- Off road parking is on site
- The property is located in the Skipton Conservation Area

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. Dacres Ref: SKI260291MIK/12.11.26/2