DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £420,000

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Spacious living accommodation throughout
- Two driveways and two garages
- Central village - Quiet cul de sac location
- Three/four bedrooms
- Private garden
- Two reception rooms

Lyndale House, Crowgarth, Gargrave, Skipton, BD23 3SR

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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Lyndale House, Crowgarth, Gargrave, Skipton, North Yorkshire, BD23 3SR

Harrogate 26 miles, Skipton 5 miles, Leeds 32 miles (all distances approximate)

An entrance porch way with two upvc windows, radiator and upvc door with glass panel leads into the hallway. Into the kitchen diner with a selection of wall, drawer and base units with worktop surfaces over, stainless steel one and half sink, integrated oven and grill, four ring hob with extractor above, integrated dishwasher, radiator, two upvc windows and a pair of glass panel doors lead through into living room. The living room has a wooden fireplace with tiled surround and gas living flame fire, radiator, upvc sliding doors to the side and a upvc window to the rear. Into the dining room/bedroom with upvc windows to two sides, radiator and an en-suite. The en-suite comprises of an oversized shower cubicle, low flush w.c., pedestal wash hand basin, heated towel rail and a upvc window to the side. A utility room has a window to the side and offers space and plumbing for a washing machine and dryer. The gas central heating boiler is also housed in here. To the first floor with an arched feature stained glass window to the stairs. The landing has a Velux window and storage cupboards which also houses the pressure tank. The first bedroom is to the front with a upvc window, radiator and loft access. Bedroom two is to the rear with upvc window to the side, radiator, loft access and under eaves storage. The third bedroom is to the rear with two Velux windows, radiator and under eaves storage. The family bathroom comprises of, a bath with shower over, low flush w.c, corner wash hand basin, heated towel rail, feature mirror, loft access and a upvc window to the side.

Externally, to the front of the house there is a metal gate access and decorative borders to the side. A tarmac driveway provides parking for at least four cars and leads to a garage with side opening doors to the front. The walled garden to the rear has a circular brick feature and borders along with a storage outhouse with light and a upvc door. There is a further driveway and garage to the side with a roller electric door.

Directions

Enter Gargrave from Skipton, take a left just before East Street onto Crowgarth. The property faces you as you enter the cul de sac and is identified by our Dacre, Son and Hartley 'For Sale' board.

what3words cape.restores.pulse

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired system.
- Parking on two driveways and a two garages are 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

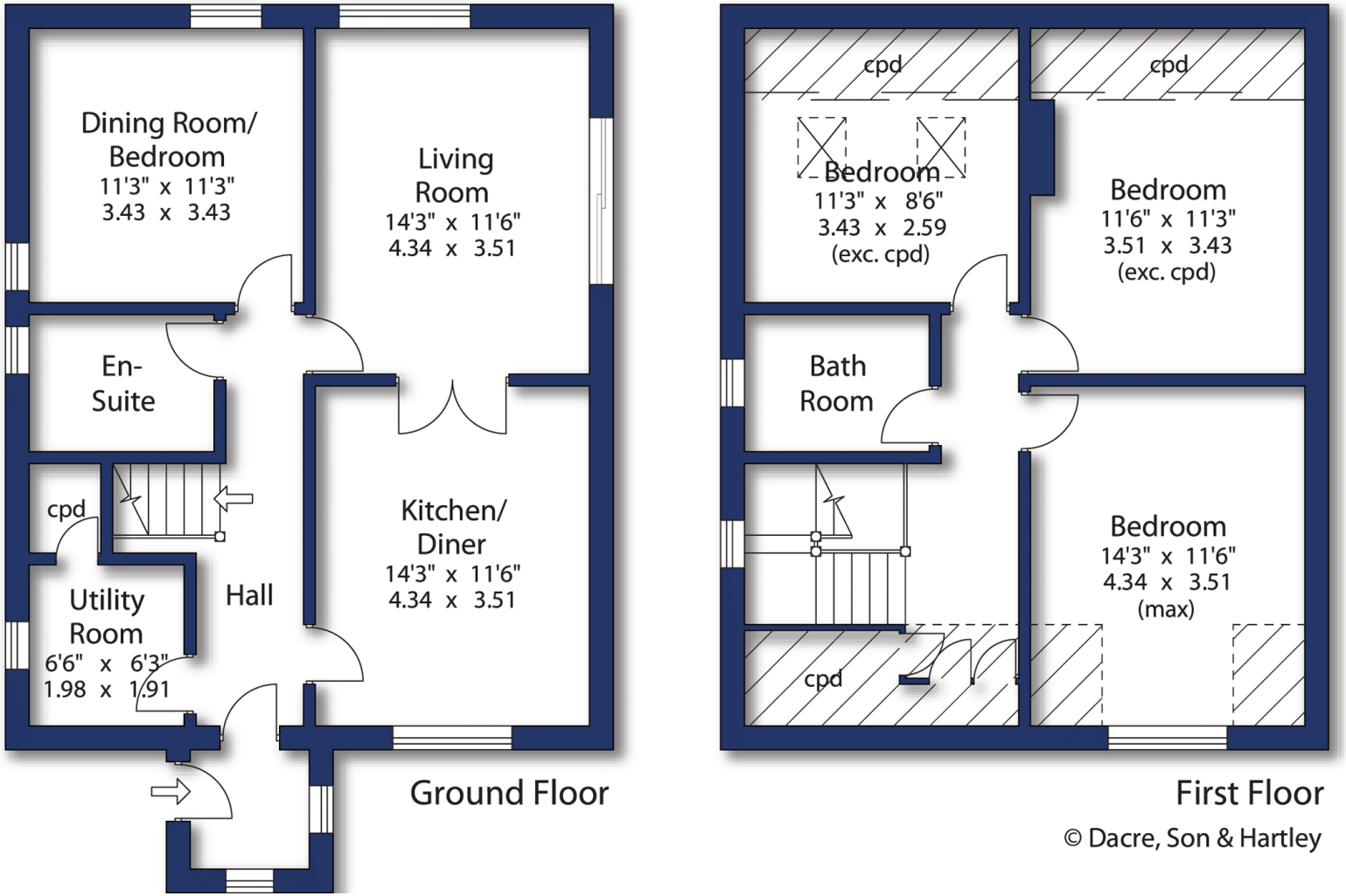
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: SKI260278MIK/24.11.26/1





Floorplans



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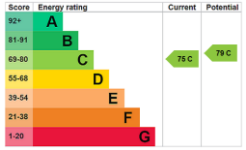

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