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The Old Saddlery, 5 High Street, Gargrave, Skipton, BD23 3RA

This charming mid Georgian stone built cottage, believed to date back to circa 1760, beautifully combines an abundance of period character with high quality fixtures and fittings throughout. Offering three bedrooms and a wealth of original features, this delightful home must be viewed internally to be fully appreciated. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk
dacres.co.uk







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The Old Saddlery, 5 High Street, Gargrave, Skipton, BD23 3RA

Harrogate 26 miles, Skipton 5 miles, Leeds 31 miles (all distances approximate)

Guide Price: £275,000

- A beautifully presented Georgian property
- Three double bedrooms
- Sought after central village location
- Well presented throughout
- Perfect mix of contemporary fittings and character features
- Private south facing stone flagged rear garden
- Suitable for investors
- No onward chain







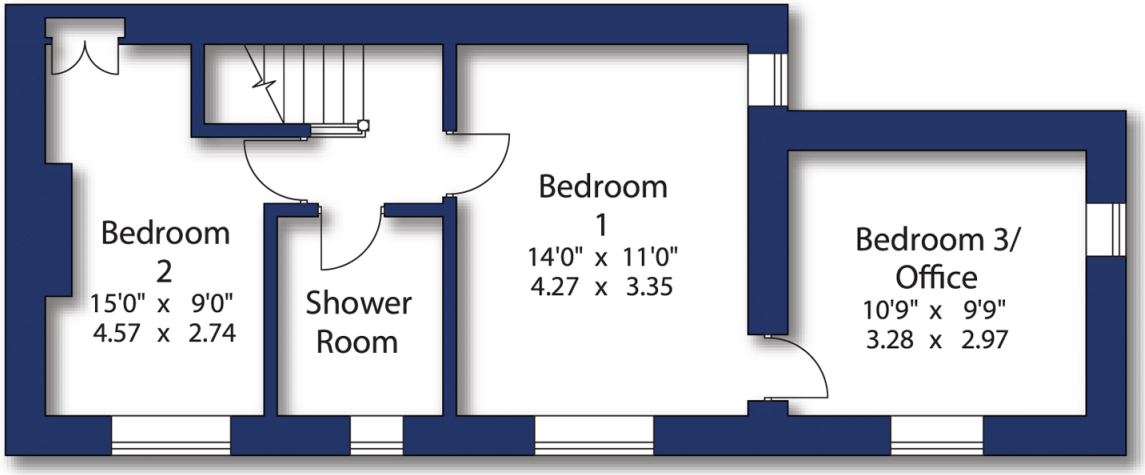
General remarks

The property is accessed via a uPVC entrance door to the front, opening into a spacious and welcoming dining kitchen with a useful utility area. This practical space provides plumbing for a washing machine and houses the gas combination boiler. The recently refurbished kitchen has been thoughtfully designed and features a range of handcrafted bespoke wall, drawer and base units complemented by solid wooden worktops and a breakfast bar, ideal for informal dining. Integrated appliances include a fridge, freezer and dishwasher, together with an electric double oven, four ring induction hob and a traditional Belfast sink with drainer. A standout feature of this room is the recently installed wood burning stove, set on a stone hearth beneath an exposed stone lintel, creating a warm and characterful focal point. Additional features include a charming window seat beneath a double glazed window, exposed ceiling beams and timber lintels above the internal doorways. The kitchen also provides direct access to the rear courtyard garden. Leading through to the generously proportioned living room, an abundance of original character is immediately evident, with exposed oak lintels above the windows and doors, together with substantial oak ceiling beams. The room benefits from two double glazed windows to the front, both complemented by window seats, as well as an additional window overlooking the rear. To one end of the room there is ample space for a dining suite, offering excellent flexibility for family living and entertaining.

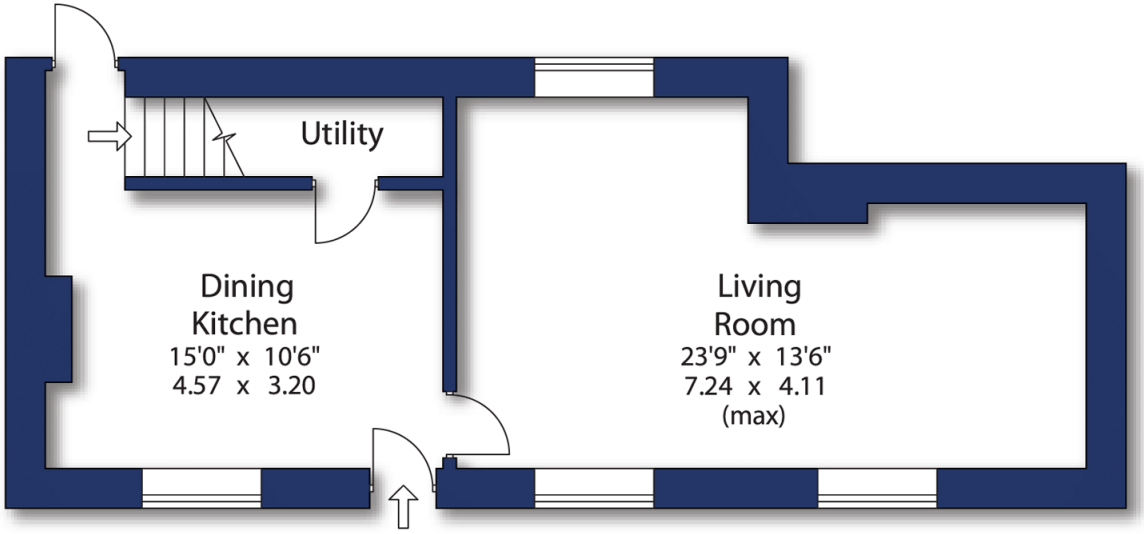
To the first floor, the landing provides access to the bedroom accommodation and the house shower room. The principal bedroom is a spacious double room, flooded with natural light from a front facing double glazed window and a further window to the gable end. Adjoining the principal bedroom is the third bedroom, which could equally serve as a home office or dressing room. Exposed roof timbers further enhance the property's character and charm. Bedroom two is another well proportioned double room featuring a front facing double glazed window, fitted timber panelled cupboards, additional storage above the staircase and attractive exposed roof timbers. The shower room has been recently upgraded to a high standard and is fitted with a contemporary three piece suite comprising a walk in shower enclosure with rainfall shower, a stylish vanity unit incorporating a wash hand basin and a low flush w.c. Additional features include a chrome heated towel rail, partial wall tiling, vinyl flooring and exposed oak beams, combining modern convenience with traditional character.

To the rear of the property is a private and attractive stone flagged courtyard garden, providing ample space for outdoor seating and entertaining, and creating a delightful and secluded outdoor retreat.

Floorplans



First Floor



Ground Floor

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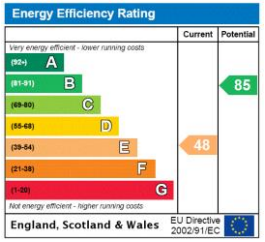









Contact us

01756 701010

skipton@dacres.co.uk

Directions

Enter Gargrave from Skipton, and just before the 'Swan' public house, the property will be seen on the corner easily identified by our Dacre, Son and Hartley 'For Sale' board.

What3Words immediate.longingly.agents

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

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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