



42 Eshton Road, Gargrave, Skipton, BD23 3PN

A four bedroomed, stone built semi-detached property sat in the popular village of Gargrave with views front and rear with a southerly facing garden.

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42 Eshton Road, Gargrave, Skipton, North Yorkshire, BD23 3PN

Harrogate ?? miles, Skipton? ?? miles, Leeds? ?? miles (all distances approximate)

Guide Price: £625,000

- Four bedroom family home
- Two bathrooms
- Fabulous kitchen diner
- Envious location within Gargrave
- Off street parking
- Overlooking fields
- Spacious living accommodation



General remarks

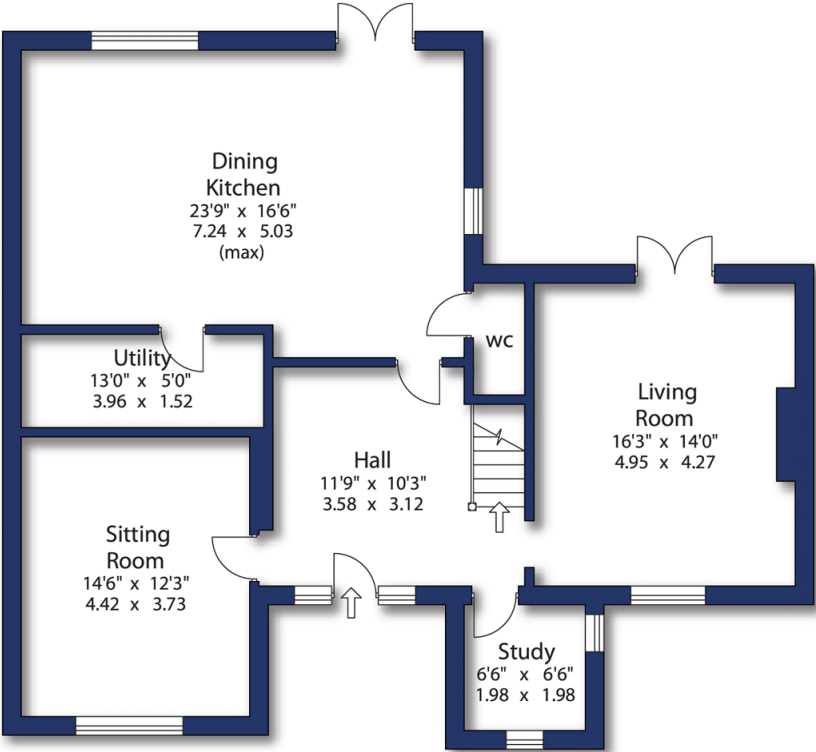
Enter through a covered porch way into the hall with a wood burning stove, travertine tiled floor and a staircase leading to the first floor.

To the ground floor you enter the living room with French doors to the rear, a stone fireplace with wood burning stove and a upvc window to the front. Onto the study with travertine flooring, a window to the front and a further window to the side. The sitting room has a tall floor to ceiling window to the front and laminate flooring. The Kitchen diner offers a selection of wall, drawer and base units with worktop surfaces over, a dishwasher, fridge, five ring range hob and cooker, wooden floor ,exposed beams, feature radiators, upvc window and French doors to the rear. Off the kitchen is the utility room with space and plumbing for a washing machine, space for a dryer and space for an additional fridge/freezer. Off here is a two piece suite with a close coupled w.c., and wash hand basin with vanity unit.

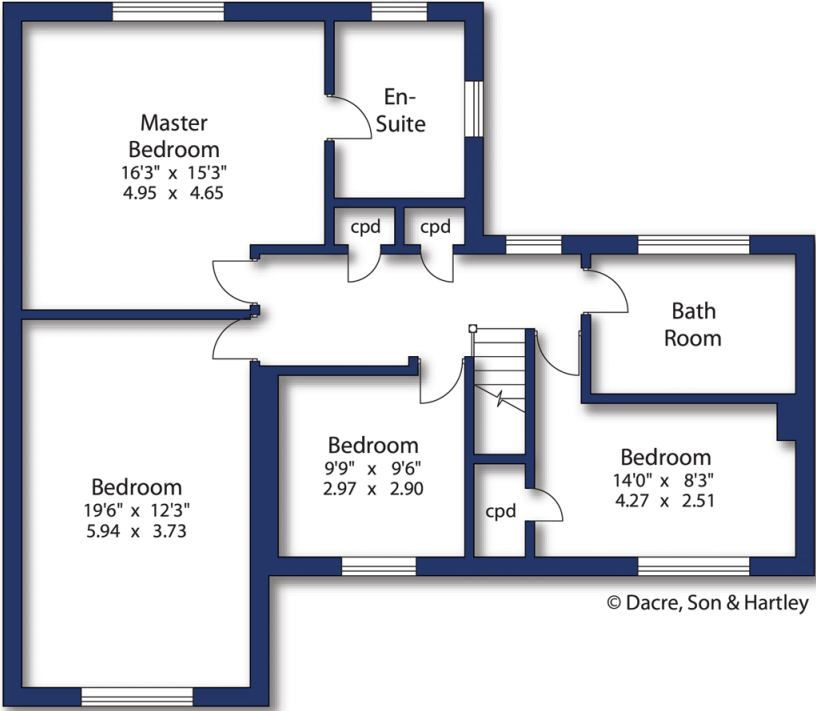
To the first floor landing with a window to the rear and storage cupboards with one housing the LPG gas boiler. Onto the master bedroom with a upvc window to the rear and an en-suite comprising of a standalone roll top bath, close coupled w.c., shower cubicle, wash hand basin, travertine part tiled walls and floor and a window to the rear. There are a further three bedrooms with windows to the front overlooking the Northerly neighbouring fields. The family bathroom comprises of, a bath with shower attachment, pedestal wash hand basin, close coupled w.c., shower cubicle with glass screen, travertine walls and tiles and underfloor heating.

Externally, there is an Indian stone paved patio area raised above the flat lawn which has borders to the side and bushes to the end. Onto a further stone patio area with a feature tree and a storage shed with a gravelled area to the side with LPG tank and greenhouse. There is an insulated shed with electric heating, laminate flooring and a cinema screen. The second part provides storage for bikes and further storage in the roof.

Floorplans



Ground Floor



First Floor

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EPC TO BE ADDED





Contact us



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Directions

Enter Gargrave from the Skipton direction. After 200 yards you will see a right hand turn signposted for Eshton. This will then take you on to Eshton Road, continue along over the canal bridge and then for a further 300 yards and the property can be easily identified on the right hand side.

What3Words salad.hairstyle.tilting

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage. Domestic heating is from and LPG gas system.
- There is parking for two cars on site

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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: SKI240181MIK070525.01