



Ashburn House, Skipton Road, Gargrave, Skipton, BD23 3SA

A commanding four bedroom detached property with ample off street parking, double garage, low maintenance garden to the rear and spacious accommodation over two floors which would make a fabulous family home within the very popular village location of Gargrave. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk



Ashburn House, Skipton Road, Gargrave, Skipton, North Yorkshire,

Harrogate 26 miles, Skipton 4 miles, Leeds 31 miles (all distances approximate)

Guide Price: £695,000

- Four bedroom detached
- Ideal family home
- Well-planned living accommodation
- Low maintenance garden to rear
- Double garage and ample off road parking
- Stunning open views
- Superb village location
- Close to transport links
- No onward chain



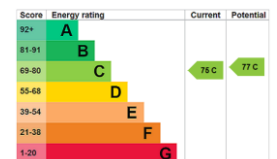
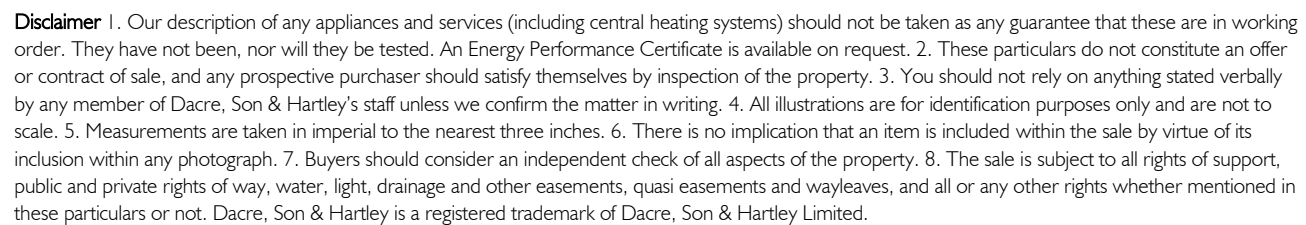
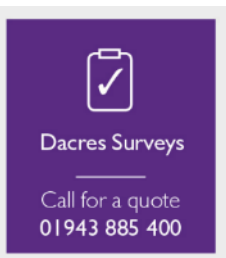
General remarks

On entering the property from the front elevation, through into the entrance porch with useful cupboard space, then leading through to the spacious entrance hall which provides access to the ground floor accommodation. The open plan dining kitchen is to the front elevation, fitted with an array of base, wall and drawer units with worktops over, stainless steel sink and drainer, induction hob with extractor fan, integrated electric oven, microwave, dishwasher and fridge. From the kitchen, the utility room is located to the rear with base and wall units with worktops over, stainless steel sink, fitted storage cupboards, plumbing for a washing machine, extractor fan and side access to the garden. The living room is also to the front of the property with gas fire and double doors flowing into the conservatory. This room includes electric underfloor heating, a substantial amount of natural lighting, access to the rear garden via the double doors. There is also the convenient downstairs cloakroom, with w.c., hand wash basin and extractor fan and further access to the integral double garage. This offers power, lighting and water facilities as well as having a remote controlled electric door. To the rear of the property, you will find the first of the four double bedrooms, with fitted wardrobes, access to the rear garden via the double French doors and wet room en suite facilities, fitted with

a walk in shower with rainfall shower attachment, low flush w.c., hand wash basin, extractor fan and Velux window. Also to the ground floor, there is an additional downstairs cloakroom, including a low flush w.c., hand wash basin and extractor fan.

To the first floor which provides access to all the rooms on this floor, useful storage cupboard and a generous sized landing which could be used as a study area. There are two double bedrooms located to the rear, both with fitted wardrobes. The master bedroom is to the front elevation, with lovely long distance views, fitted storage cupboard and access to en suite with shower cubicle, w.c., hand wash basin with vanity cupboards below, towel rail and extractor fan. The house bathroom is also to this floor, comprising of a corner bath, shower cubicle, w.c., hand wash basin with vanity cupboard below, extractor fan and radiator.

Externally, to the front there is ample off street parking to the block paved driveway leading to the double garage, mature bushes and shrubs and superb open views. To the side and rear of the property, there is a considerable garden area with ample outdoor seating to the Indian stone paved patio, as well as including a variety of mature bushes, shrubs and trees.







Contact us



01756 701010



skipton@dacres.co.uk

Directions

Proceed into Gargrave from Skipton, then as you enter the village before the row of houses to the main road, take the first left down the private road which will take you directly to the property.

What3Words tigers.voltages.grain

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler. Solar panels are included with the tariff to be confirmed
- Garage and parking are on site
- Please note that the neighbouring property has a right of over the driveway down from the main road to get to their property
- Please note that probate is still outstanding

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 £26.10 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: SKI250160/BCH/031025/1