



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£249,950

28 Gargrave House, Gargrave, BD23 3PH





Superb two bedroom apartment located in the grounds of the magnificent Gargrave House offered with NO ONWARD CHAIN. The property comprises a fully equipped kitchen, a generous sized living room with dual aspects windows, bathroom and two good size double bedrooms. Outside there are two designated parking spaces, along with extra spaces for visitors.

THE AREA

Located on the edge of the Yorkshire Dales, the picturesque countryside around Gargrave is popular for activity holidays with plenty of walking routes available, from smaller routes in Skipton, Grassington and Malham to more strenuous routes such as the famous Three Peaks Challenge Walk and also Simon's Seat Walk which starts at Bolton Abbey. The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance

COMMUNAL HALLWAY

The communal entrance hall provides access to four apartments. Number 28 is located on the first floor via a carpeted staircase. An intercom system is in place.



ENTRANCE HALLWAY

Welcoming hallway with access to all rooms. Fitted carpet. Inset ceiling lights. Electric heater. Large storage cupboard.

KITCHEN

9' 10" x 9' 9" (3m x 2.97m)

Well equipped breakfast kitchen with quality electrical appliances. Tiled floor. Range of wall and base units with complimentary granite work surfaces. Stainless steel sink. Integrated fridge/freezer, dishwasher, built in microwave and oven and integrated washer/ dryer. TV point and telephone intercom system. Window overlooking the communal grounds.

LIVING ROOM

16' 6" x 13' 9" (5.03m x 4.19m)

Generous sized living room with dual aspect windows. Coved ceiling with recessed lights. Carpeted flooring with underfloor heating and electric radiator.

BATHROOM

7' 10" x 6' 6" (2.39m x 1.98m)

Modern white bathroom suite comprising a WC, wash hand basin bath with shower over, electric towel rail, tiled flooring and walls.

BEDROOM ONE

13' 10" x 9' 6" (4.22m x 2.9m)

Master bedroom with recessed ceiling lights, fitted carpet with under floor heating and a built in wardrobe, Window overlooking the grounds.

BEDROOM TWO

10' 6" x 9' 6" (3.2m x 2.9m)

Good size double bedroom with recessed ceiling lights, fitted carpet with under floor heating. Window with views overlooking the grounds

OUTSIDE

The apartment benefits from two designated parking spaces. Well maintained communal lawns and gardens provide an impressive approach to the property via a sweeping tarmac driveway. Visitor parking and a useful secure storage shed are to be found close to the property.

SERVICE CHARGE & GROUND RENT

Ground rent is currently £100 per annum. The service and maintenance charges currently stand at £2614 per annum which covers external maintenance of the grounds, the internal common areas, the exterior of the building and the buildings insurance.

TENURE

The property is held by way of a 999 year lease with approximately 982 years remaining

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

SERVICES

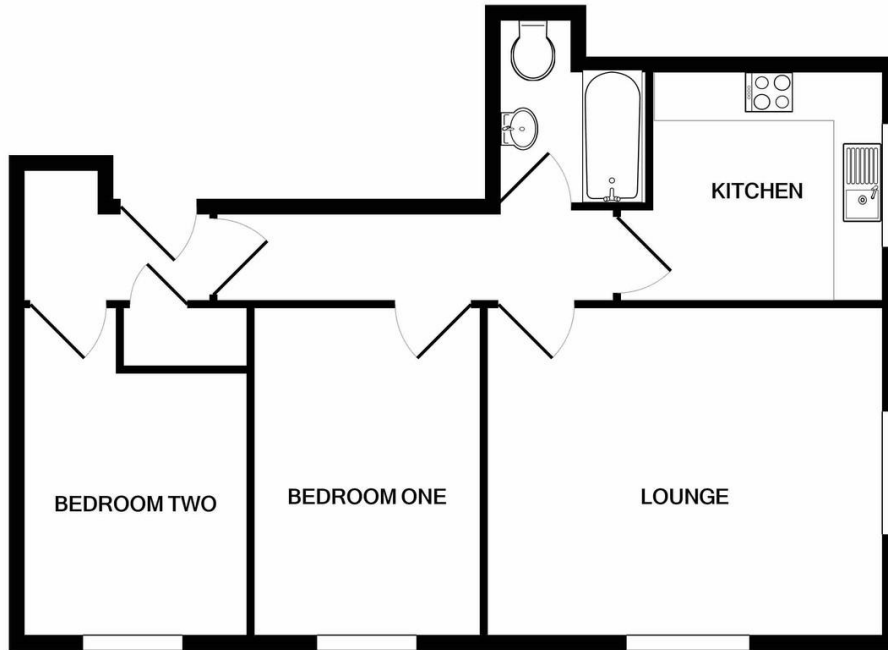
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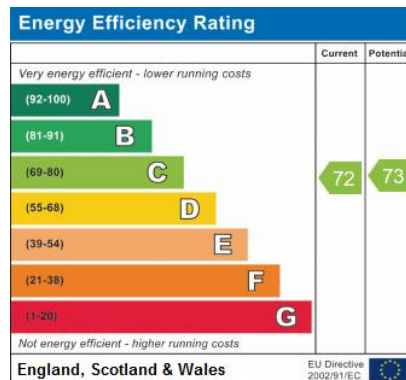
installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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