




CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£179,950

11 High Street, Gargrave, BD23 3RA

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Located in the popular village of Gargrave the property comprises a living room, dining kitchen, rear sun room, cellar storage, two double bedrooms and a shower room. Offered with NO ONWARD CHAIN.

Located on the edge of the Yorkshire Dales, the picturesque countryside around Gargrave is popular for activity holidays and weekend breaks including fishing and shooting. Also there are 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. Other long distance walking routes pass through the area such as The Pennine Way, Lady Anne's Way and The Dales Way.

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.

LIVING ROOM

14' 2" x 10' 11" (4.32m x 3.35m)

Accessed via a timber front door, with painted ceiling beams, bay window, original Georgian cast iron fire place with stone surround and hearth and recessed fitted book cases. Door leads into the dining kitchen.



DINING KITCHEN

16' 11" x 10' 11" (5.16m x 3.35m) (max)

Comprising a range of cream wall and base units, island unit with oak timber work surface, Belfast sink with mixer tap and space and plumbing for a dishwasher. Further units with black marble work surface and tiled splash back, 4 ring gas stainless steel hob with under counter stainless steel electric oven. Velux style roof window, exposed beams and tiled floor covering. Recess for fridge freezer. Double doors lead to the sun room and door leads to the basement. Open staircase leads up to the first floor landing.

SUN ROOM

7' 0" x 6' 9" (2.15m x 2.07m)

With double glazed roof panels, continuation of the tiled floor covering and doors leading out to the rear courtyard.



CELLAR STORE

10' 3" x 8' 11" (3.13m x 2.73m) & 8' 11" x 5' 3" (2.71m x 1.61m) (max)

Stone steps lead down to the cellar area with two small windows, light and power and wall mounted Vokera gas combination boiler with water and power supplies laid for a washing machine.

FIRST FLOOR LANDING

Stairs from the dining kitchen lead up to the first floor landing, with doors leading to both bedrooms and the bathroom.

BEDROOM ONE

11' 2" x 11' 0" (3.42m x 3.37m)

A well proportioned double bedroom with picture rail and timber window seat.



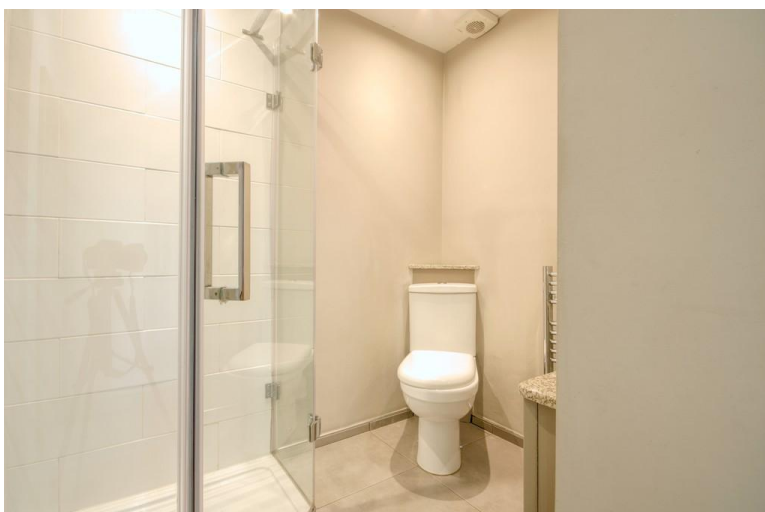
BEDROOM TWO

11' 0" x 7' 9" (3.37m x 2.37m)

Another double bedroom with timber window seat and recessed storage cupboard

SHOWER ROOM

Comprising a glazed corner shower cubicle with thermostatic controls, dual flush WC and counter top oval wash hand basin on a granite work surface with both storage cupboards and fitted mirror over. Recessed ceiling lights, chrome ladder style towel rail, grey tiled floor covering and extractor fan.



OUTSIDE

Immediately to the rear of the property there is a small pebbled rear yard area. There is also a storage outbuilding at the rear of one of the neighbouring properties.

VIEWING

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

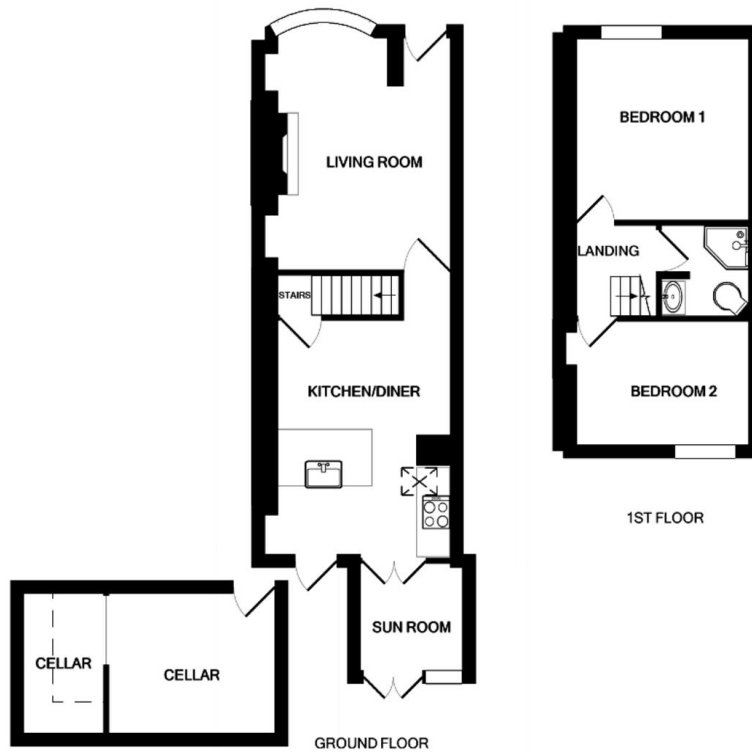


SERVICES

We have not been able to test the equipment, services or 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

AGENT'S 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-69) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.