



**2 Airedale Avenue
Gargrave**





2 Airedale Avenue Gargrave North Yorkshire BD23 3SD

Guide Price: £235,000

- Excellent Location
- Previous planning permission for extension
- Gardens to front and rear
- Pre-War Semi-Detached House
- Two Reception Room and two bedrooms
- Stunning views to Sharphaw
- Driveway
- Ideal for first time buyers, downsizers or Buy To Let investors
- Benefiting from Double Glazing & Gas Central Heating
- Well Worthy of Inspection

The property comprises:-

Storm Porch · Entrance Hall · Living Room · Kitchen · Dining Room · Two Bedrooms · House Bathroom · Driveway · Rear Patio & Garden·

Skipton: approx. 4 miles

Bradford : approx. 22 miles

Harrogate : approx. 26 miles

Leeds : approx. 31 miles

GENERAL DESCRIPTION

The property is located on the extremely popular and desirable avenue in the village of Gargrave, situated to the north west of the market town of Skipton.

Within easy walking distance of the village centre which offers a good range of amenities including a village shop, pharmacy, village pub, restaurants and cafes, play park and a primary school, yet equally handy for walks along the Leeds & Liverpool Canal.

The nearby market town of Skipton is ideally situated for access to North & West Yorkshire and East Lancashire as well as being on the doorstep of the Yorkshire Dales National Park. A direct train service to London Kings Cross via Leeds further enhances its appeal.

The property is a traditional pre-war semi detached house and offers the ideal opportunity for somebody to stamp their mark on the property. The property is ripe for extension and the current owners had been successful in achieving planning permission for a double storey extension which has only recently lapsed.

TENURE

The property will be sold freehold with vacant possession upon completion.

SERVICES

All mains services are connected to the property which benefits from a gas fired hot water and central heating system.

COUNCIL TAX

We understand the property is in Council Tax Band C. The normal charge for North Yorkshire Council Band C properties in Gargrave for 2023/2024 is £1,935.79.

VIEWING

Strictly by appointment with Sole Selling Agents, WBW Surveyors Ltd. Please contact Lisa Bickerton or Michael Beech on 01756 692900.

DIRECTIONS

Travelling towards Gargrave from Skipton on the A65. Upon passing the Systagenix factory on your left, Airedale Avenue is the first right turn just after the Cricket Club. The property is located on the right hand side of the avenue and a For Sale board will be erected outside.

Details prepared: August 2023

Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Not to scale—for identification purposes only



