



**18 ESHTON HALL, GARGRAVE**  
**£315,000**





## 18 ESHTON HALL, GARGRAVE, SKIPTON, BD23 3QQ

Two/three bedroomed period conversion property located as part of the Eshton Hall complex, which is a stunning listed former country house, standing within tended formal gardens with outstanding open Yorkshire Dales countryside views, approximately one and half miles from the popular village of Gargrave.

Converted to a very high specification with many interesting character features evident and presented by the current owners like a show house, ready for immediate occupation with no forward chain.

Well planned light and airy accommodation with secondary glazing and gas fired central heating.

Flowing layout comprising entrance hall with principal rooms off, large living kitchen with high ceilings, extensive range of recently installed kitchen units with appliances, two double bedrooms and house bathroom.  
First floor second lounge/third bedroom.

Well worthy of internal and external inspection to fully appreciate the quality and layout plus the stunning location.

Ideal property for permanent residence or second home or investment.

Gargrave is a popular village with local amenities including shops, public houses and cafes, church, village hall etc.

The village has a railway station and regular bus services to Skipton 6 miles, Leeds, and Settle 10 miles.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Living Kitchen, Master Bedroom, En Suite Shower Room, Bedroom 2, House Bathroom.

#### First Floor

Bedroom 3/Study

#### Outside

Spectacular Managed Grounds, 2 Parking Spaces.

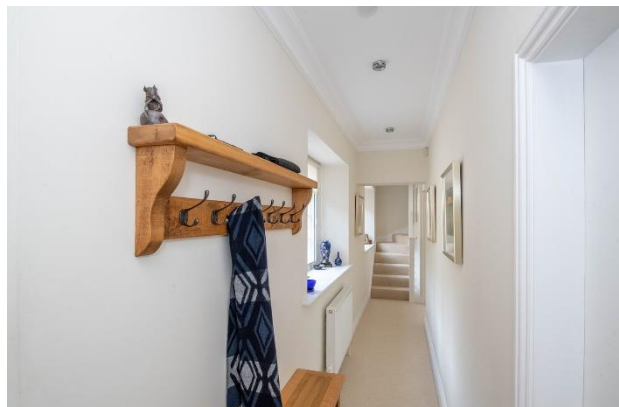
### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

32'0" x 3'3" (9.75 x 0.99)

Wide part glazed external entrance door with access to the principal rooms. 4 steps down to the living kitchen, 2 bedrooms and house bathroom, staircase to 3<sup>rd</sup> bedroom/study, 2 secondary glazed windows with aspects over the courtyard, radiator, coved ceiling, under stairs store cupboard.





### Living Kitchen:

18'7" x 20'0" (5.66 x 6.09)

Very large and impressive light and airy room with high ceilings, recently installed extensive range of modern kitchen base units with complementary granite worksurfaces, island unit/breakfast bar with granite works surface and 3 lights over, wall units, integral appliances including, 5 ring AEG gas hob, AEG built in oven, AEG built in dishwasher, built in fridge freezer, AEG stainless steel extractor hood, 1 ½ bowl sink with mixer tap, space for table, 4 ceiling lights, 2 large secondary glazed windows, ornate corniced ceiling, cupboard housing gas boiler, 3 radiators, oak flooring, large shelved store cupboard housing hot water cylinder, 4 steps to hallway.



### Bedroom 1:

13'0" x 14'1" (3.96 x 4.29)

Large double bedroom, 2 secondary glazed windows, coved high ceiling, radiator.





### **En Suite Shower Room:**

6'3" x 5'0" (1.90 x 1.52)

Well presented with shower enclosure with drencher shower over off the system, vanity wash hand basin, WC with hidden cistern, vertical radiator, tiled walls to dado.



### **Bedroom 2:**

10'6" x 9'6" (3.20 x 2.89)

Double bedroom, dual aspect with 2 secondary glazed windows, radiator, coved ceiling.

### **House Bathroom:**

7'4" x 5'6" (2.23 x 1.67)

3 piece white bathroom suite comprising bath with drencher shower over off the system, wall mounted wash hand basin, low flush WC, tiled walls to dado, vertical radiator.



### **FIRST FLOOR:**

#### **Study/Bedroom 3:**

17'0" x 9'7" (5.18 x 2.92)

(inclusive of stairs)

Pleasant room, 4 secondary glazed windows, 2 radiators, coved ceiling, loft access.





## OUTSIDE:

The property stands within managed grounds, the cost of which is included within the management fee, two allocated parking spaces.



**View**

## Directions:

Come off the A65 in Gargrave sign posted Eshton/Airton proceed approximately 1 ½ miles to Eshton Hall. Go through double gates to the left hand side. Parking for no 18 is on the left.

## Tenure:

Leasehold 999 years from 2007.

## Service Charge:

£3300 per annum paid quarterly.

Service charge includes Building Insurance, upkeep of the gardens/grounds, maintenance of gates, external lighting.

## Services:

All mains' services are connected.

## Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

## Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.



**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'E'

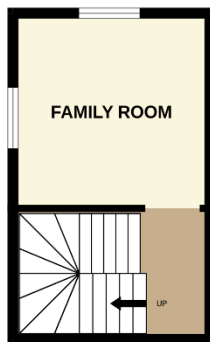
18 Eshton Hall Eshton SKIPTON BD23 3QQ		Energy rating <b>D</b>
Valid until <b>15 April 2034</b>	Certificate number <b>0320-2221-3340-2004-8745</b>	
Property type	Semi-detached house	
Total floor area	105 square metres	



GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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