



**12 North Street
Gargrave**





12 North Street Gargrave, North Yorkshire BD23 3RN

Guide Price: £225,000

- Excellent Village Location
- Two Bedrooms
- Large garden to the rear
- Mid Terrace
- Investment Opportunity
- Benefitting from Double Glazing & Gas Central Heating
- Well Worthy of Inspection
- Grade II Listed

The property comprises:-

Living Room with wood burning stove · Modern Kitchen · Two Bedrooms · Spacious Landing/Study Area · House Shower Room · Double Glazing · Central Heating · Large Rear Garden · Off Road Parking to front



Skipton: approx. 5 miles

Settle: approx. 12 miles

Harrogate : approx. 32 miles

Leeds : approx. 30 miles

GENERAL DESCRIPTION

Probably dating from the late 1600's, this charming property is located in the extremely popular village of Gargrave close to the town of Skipton.

Situated within easy walking distance of the village centre which offers an excellent range of amenities including village shops, pharmacy, primary school and public houses and train station. Equally handy for walks along the Leeds & Liverpool Canal or River Aire.

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 delightful two bedroom cottage which has been a successful letting for many years and would be ideal for an owner/occupier including first time buyers, or an investor.

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 are verbally advised by North Yorkshire Council that the property is in Council Tax Band C and the normal charge for Band C properties in Gargrave for 2024/2024 is £2043.35.

EPC RATING

EPC Rating D (59)

VIEWING

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

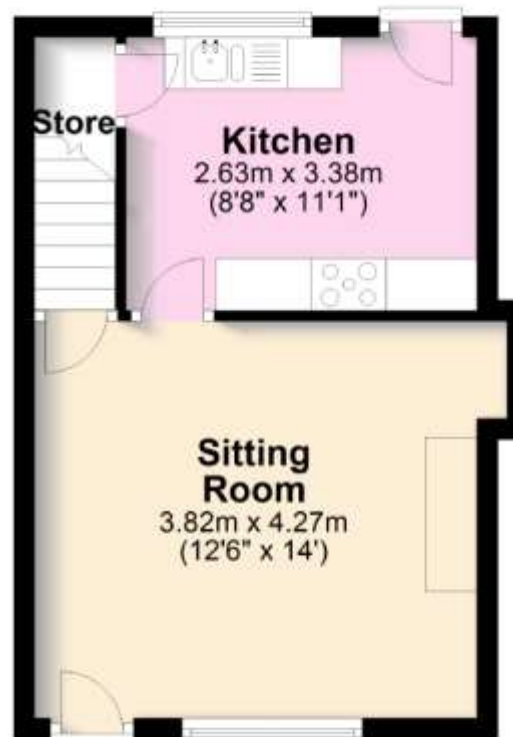
WHAT3WORDS

///bake.belonging.following

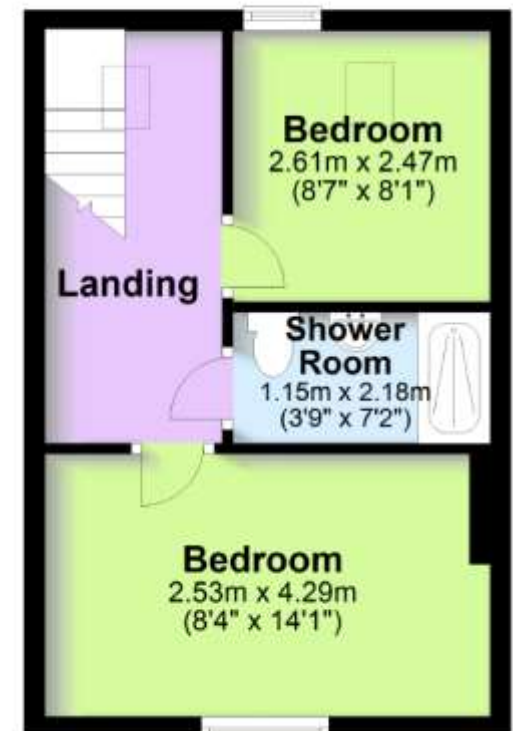
Details prepared: May 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor





Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.