



Apartment 23 Gargrave House, Gargrave
£199,500





Apartment 23

Gargrave House

Gargrave
BD23 3PH

FANTASTIC ONE BEDROOMED FIRST FLOOR APARTMENT WITH FAR REACHING LONG DISTANCE VIEWS ACROSS OPEN COUNTRYSIDE. SET WITHIN THE GROUNDS OF A PRESTIGIOUS DEVELOPMENT SURROUNDED BY PARKLAND AND ON THE OUTSKIRTS OF A POPULAR CRAVEN VILLAGE.



One of the most sought-after villages in Craven, Gargrave is located 4 miles West of Skipton and is within the catchment area for the well-regarded Skipton Grammar Schools. Surrounded by beautiful countryside and a justifiably popular place to live, Gargrave is entirely on the level and has its own railway station with train services connecting through to Skipton and then onto Bradford and Leeds. Within the village there is a good range of local shops as well as a supermarket, church, three public houses, doctor's and dentist's surgeries, primary school and well-patronised village hall with many community events. There are also sporting facilities including cricket club, football club, tennis and croquet. Alongside three charming village greens, the River Aire meanders through the village, as does the Leeds-Liverpool Canal with its colourful barges and pretty towpath walks.

Particularly spacious throughout and benefitting from electric under floor heating, the accommodation is fully carpeted and beautifully presented. In brief the accommodation is described below using approximate room sizes:-

COMMUNAL ENTRANCE Intercom system. Wide stairway leading to;

FIRST FLOOR

ENTRANCE HALL Spotlighting and coving.

LIVING AND DINING AREA 20' 06" x 14' 02" (6.25m x 4.32m)

Two French doors leading to Juliette balcony's taking full advantage of the long distance views. Spotlighting and coving. Intercom system.

OPEN PLAN FITTED KITCHEN 9' 06" x 7' 03" (2.9m x 2.21m)

Range of wall and base units with granite worktops, matching up stands and stainless steel sink unit. Integrated AEG appliances comprising; dishwasher, fridge freezer, electric hob, electric oven, canopied extractor fan and microwave. Coving.

BATHROOM Three piece suite comprising; low suite wc, pedestal hand basin, panelled bath with shower over and glass screen. Partly tiled walls, fully tiled flooring, chrome heated towel rail and extractor fan.

DOUBLE BEDROOM 14' 00" x 12' 11" (4.27m x 3.94m) max. Fabulous long distance views. Useful storage cupboard.

OUTSIDE Gargrave House is approached by an impressive level driveway which sweeps through the lawned grounds to a circular turning area to the front of the principal house. Apartment 23 has two numbered parking spaces, and there is ample additional visitor parking to the side.

The grounds are fully managed and well maintained by the Management Company and can be enjoyed by residents at any time, extending to just over 4 acres with woodland, shrubbery areas and manicured lawns, giving a secluded and stately setting.

TENURE The Gargrave House properties are leasehold, on a 999 year lease from 1st January 2005 to Gargrave House Management (No 1) Ltd. Currently the service charge and ground rent are approximately £2500 for Apartment 23.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-

Monday to Friday: 9.00am - 5.30pm

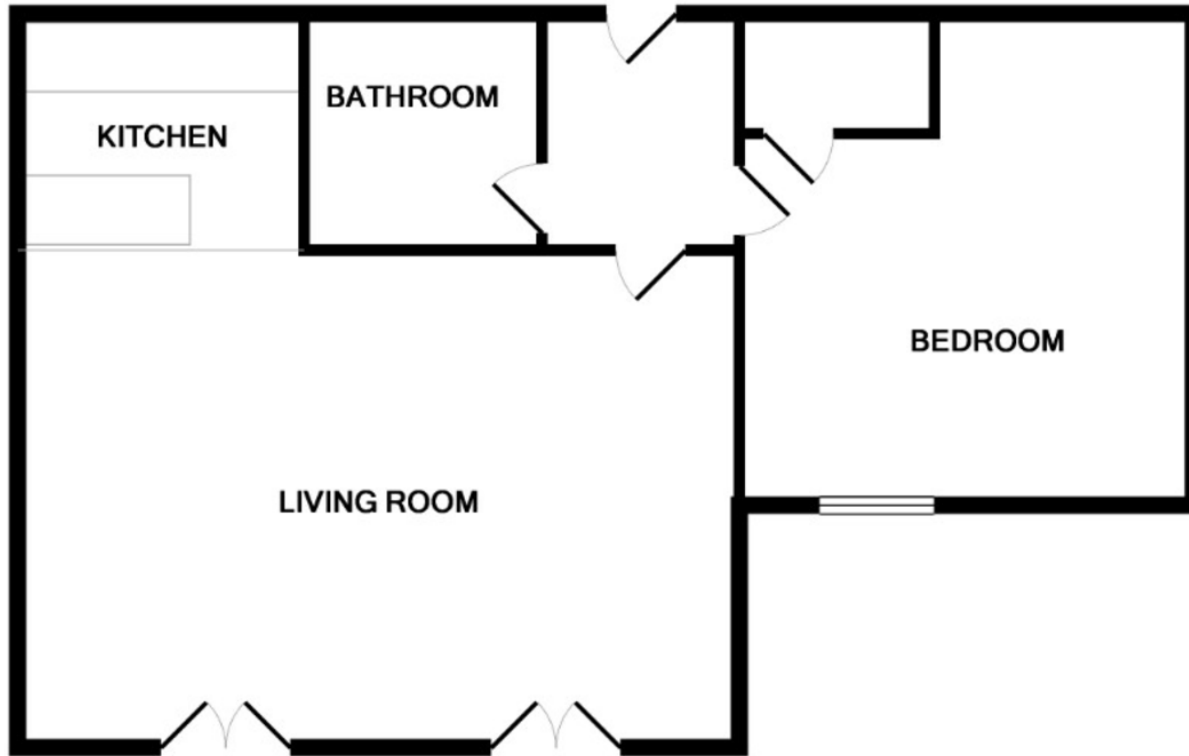
Saturday: 9.00am - 4.00pm

Sunday: 11.00am - 3.00pm


MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

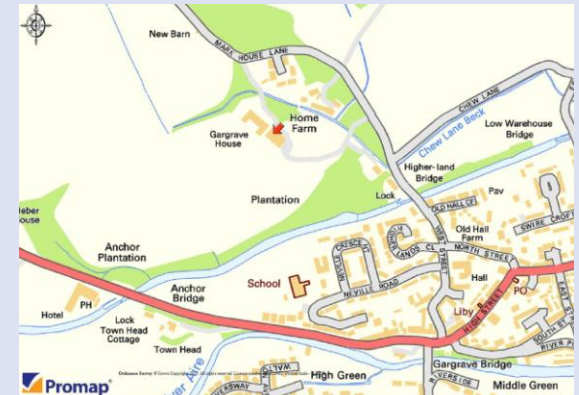
DIRECTIONS Travelling from Skipton, on entering Gargrave on the A65 turn right just in front of the Old Swan public house onto North Street and just past the small car park turn right onto West Street and over the canal bridge. Proceed straight across onto Mark House Lane, and take the next left-hand driveway leading to Gargrave House. Visitors parking spaces are allocated towards the rear.





This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
Made with Metropix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



Dale Eddison

SKIPTON OFFICE
84 High Street
Skipton
BD23 1JH
01756 630555
skipton@daleeddison.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.