

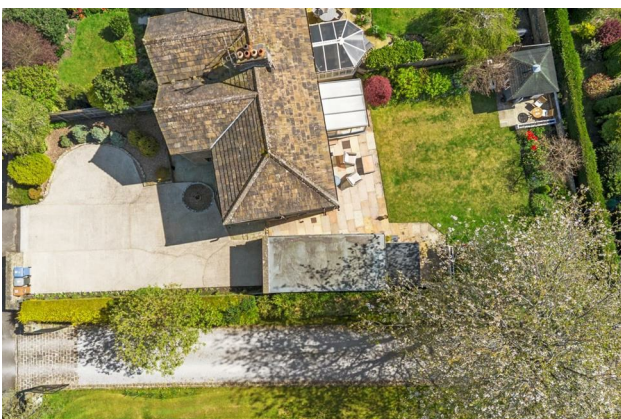
HUNTERS®

HERE TO GET *you* THERE

Skipton Road, Skipton

Price £465,000

Property Images



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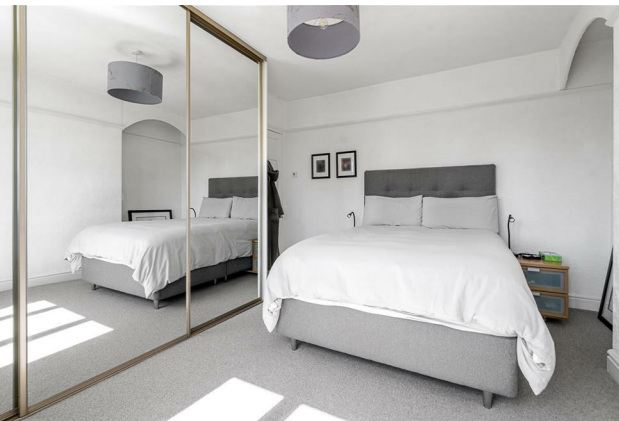
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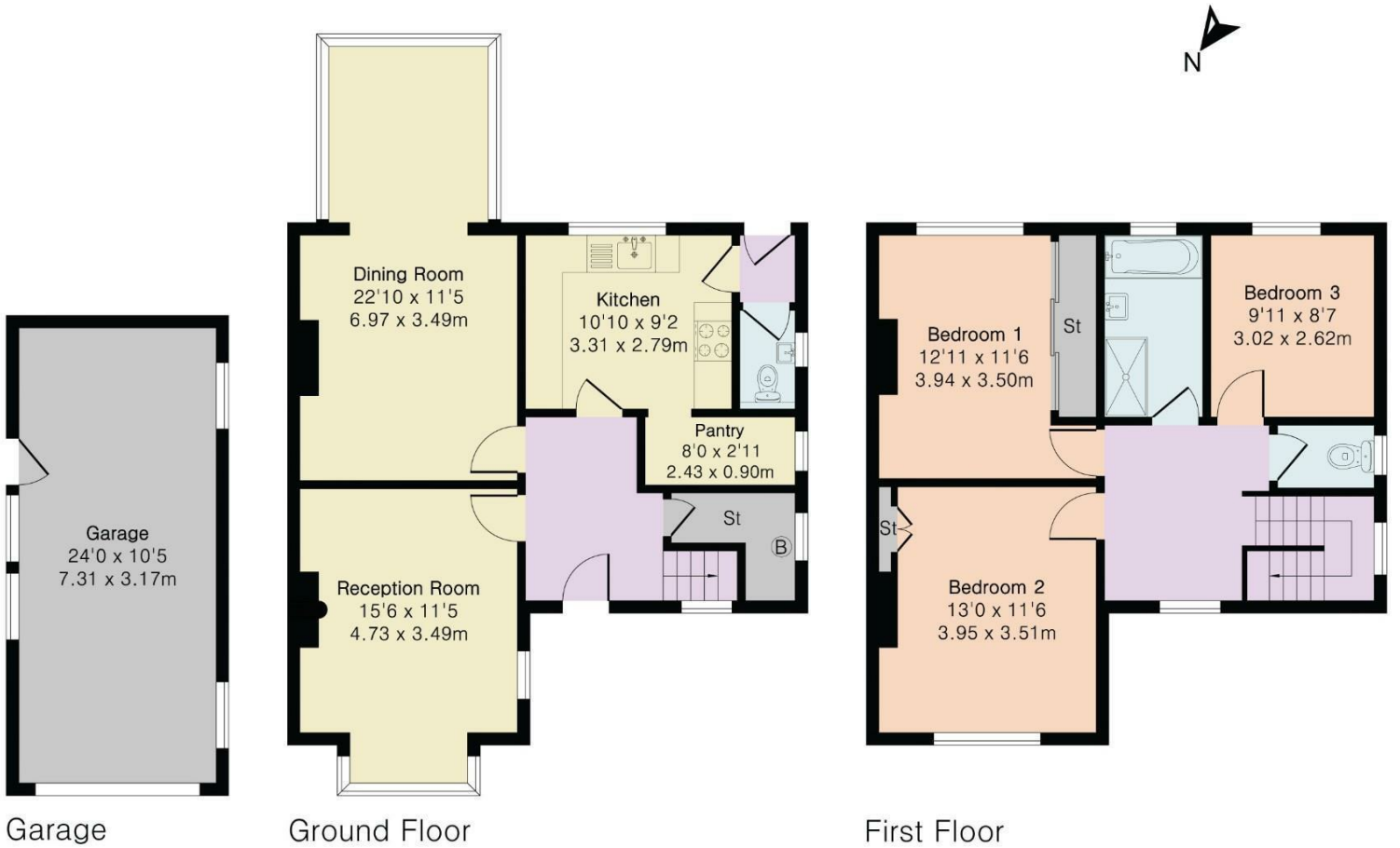
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Garage

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Located on Skipton Road in the sought-after village of Gargrave, this charming semi-detached family home is a delight throughout.

The property is superbly presented and meticulously maintained, offering a perfect blend of classic elegance and modern comfort. 3 reception rooms, 3 bedrooms, pleasant south facing garden and plenty of parking in front of the single garage.

As you enter, you are greeted by a welcoming and spacious entrance hall that sets the tone for the rest of the home. The living room is a delightful space, featuring bespoke shutters and a contemporary inset gas fire, making it an ideal spot for relaxation. The breakfast-kitchen is both functional and inviting, complete with a pantry area and a cloakroom/WC. A door from the kitchen leads directly to the rear garden, enhancing the connection between indoor and outdoor living.

The separate dining room flows seamlessly into a delightful sun room, which provides a lovely vantage point to enjoy the garden views. On the first floor, a spacious landing leads to 2 generously sized double bedrooms alongside a good-sized single bedroom, perfect for family living. The house bathroom is well-appointed, with a separate WC for added convenience.

Outside, the property boasts a wide driveway with ample parking for several vehicles, leading to a detached single garage. The rear garden is a true highlight, south-facing and laid mainly to lawn, adorned with colourful borders and an inviting al fresco dining area, perfect for entertaining or enjoying quiet moments in the sun. Additionally, a large plastic shed is included in the sale, providing extra storage space.

All Gargrave's superb facilities are within a 10 minute walk, including the train station with direct trains to Leeds, Skipton, Settle, Morecambe and Carlisle. The CoOp is just round the corner along with 2 pubs, a Fish n' Chip shop (excellent), Asian Restaurant (also excellent), bus stops and chemist.

This home is not just a property; it is a lifestyle choice, offering comfort, space, and a wonderful community in which to thrive.

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On-Line-Bullet-Points

- Edwardian-style semi-detached home
- Spacious entrance hall & landing
- Living room with bespoke shutters and contemporary fire
- Breakfast-kitchen with pantry
- Separate dining room and a sun room
- Two double, one single bedroom
- House bathroom, separate WC
- Wide driveway, plenty of parking, single garage
- South-facing garden, al fresco area
- Close to facilities including train station