

HUNTERS®

EXCLUSIVE

Brideholme, High Street, Gargrave

Price £575,000

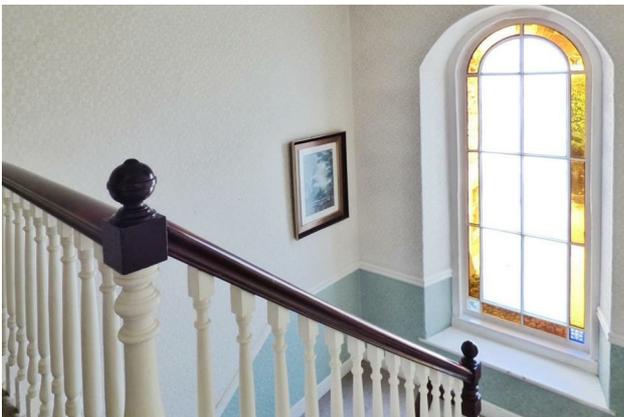
Property Images



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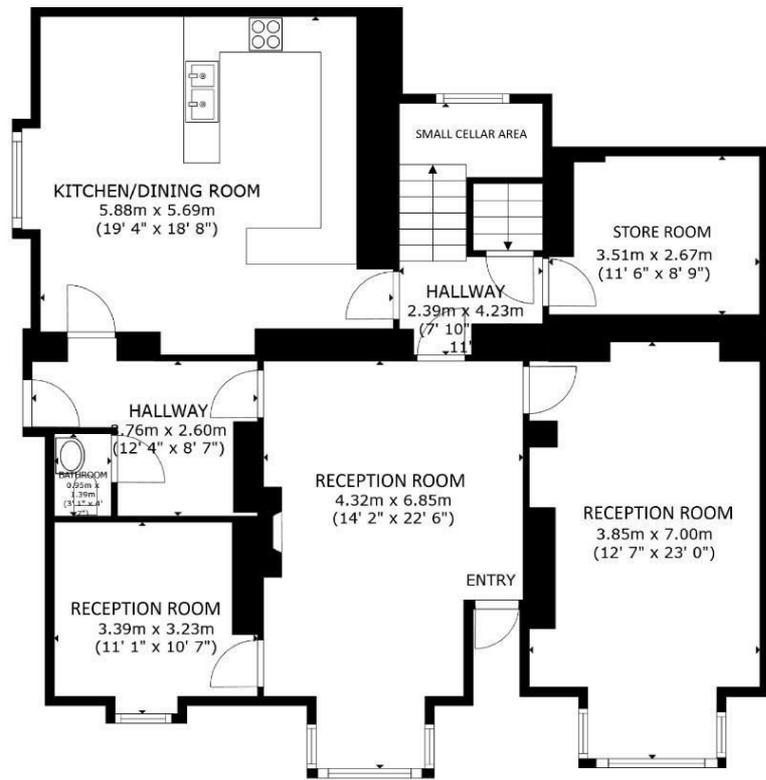


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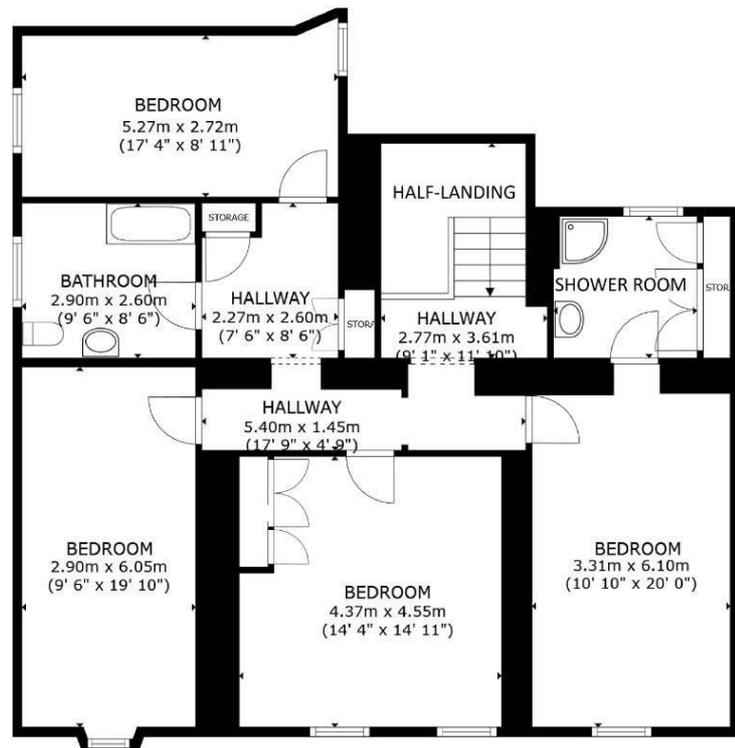
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FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1 127.3 m² (1,370 sq.ft.) FLOOR 2 121.5 m² (1,308 sq.ft.)
TOTAL : 248.9 m² (2,679 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Nestled in the heart of Gargrave, this charming Grade II listed house on High Street presents a unique opportunity for those seeking a spacious and characterful home.

Boasting approximately 2700 square feet of internal accommodation, this property is ready for a family to come in, refurbish, and make it their home.

Having previously served as a mix of business and residential accommodation. NOW WITH FULL PLANNING CONSENT TO USE AS 100% RESIDENTIAL.

As you enter, you are greeted by two inviting reception rooms. The living room features a superb square-bay-window that offers a lovely view of the historic bridge over the River Aire, a fire-place, and a door leading through an entrance vestibule to the front garden area. The dining room, also adorned with a square-bay-window, boasts a fireplace, creating a warm and welcoming atmosphere. Additionally, there is a snug or home office, perfect for those who require a quiet space to work or relax.

An inner hall leads past a boot-room area and a cloakroom / WC, to a generous living-dining-kitchen space, which is equipped with a Rayburn range cooker (connected but not currently in use) set into a red brick alcove, and a practical array of fitted base and wall units, complemented with granite-effect worktops. Cooking facilities include a fan oven, and a 4 ring gas hob. The dining area, situated next to a large Georgian window, is ideal for family meals or entertaining guests.

The original return staircase, featuring a half landing with an arched stained glass window, guides you to the first floor. Here, you will find four spacious double bedrooms, a house bathroom, and an en suite shower room, providing ample accommodation for family or guests.

Externally, the property offers two dedicated parking bays accessible from High Street through a 'tunnel', along with an attractive fore-garden. While there are no additional gardens, the location of the village greens and character of this property make it a truly special find in Gargrave. This is an exceptional opportunity to create a bespoke home in a picturesque setting.

Full planning for 100% private dwelling.

All main services are connected, and the boiler is new, with a 5 year warranty.

The Village of Gargrave is on the edge of the Yorkshire Dales National Park in North Yorkshire. The River Aire runs through the middle of the village and with three attractive greens running alongside, makes an idyllic place for picnics, paddling, fishing and dog walking. The Leeds Liverpool Canal also runs through the village providing boating and walking (on the level) throughout the year.

A highly regarded Primary School, St Andrews Church, Village Hall and community library run by volunteers on behalf of North Yorkshire Library Service are all close by.

Local amenities include a CO-OP supermarket, 2 public houses, The Frying Yorkshireman fish and chip shop (excellent), Bollywood Asian restaurant (very good) and a café. There is a bus service into Skipton and a train station with services to Skipton, Settle, Carlisle, Morecambe, Manchester, Leeds & Bradford. The famous Yorkshire Three Peaks are approximately a thirty-minute drive away and the Lake District is just over an hour's drive. Also, in the catchment for Skipton Girls High & Ermysteds Grammar School

Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

On-Line-Bullet-Points

- **A handsome Grade II Listed property**
- **Providing 2700 sq ft of living space**
- **3 Reception rooms + dining-kitchen**
- **Requiring some updating & upgrading**
- **Create a superb 4 bedroom family home**
- **Dedicated off-road parking for 2 vehicles at rear**
- **Attractive front garden area. No garden to the rear**
- **No chain. Ready to go**
- **Set back on Gargrave's attractive High Street**
- **Handy for shops, pubs, train station and eateries**