

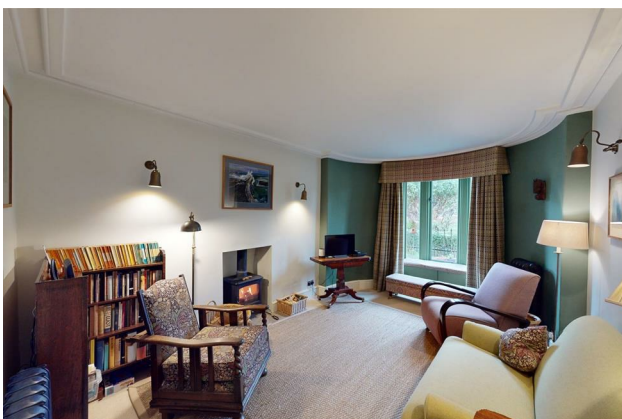
HUNTERS®

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Bow Cottage, High Street, Gargrave

Offers In Excess Of £320,000

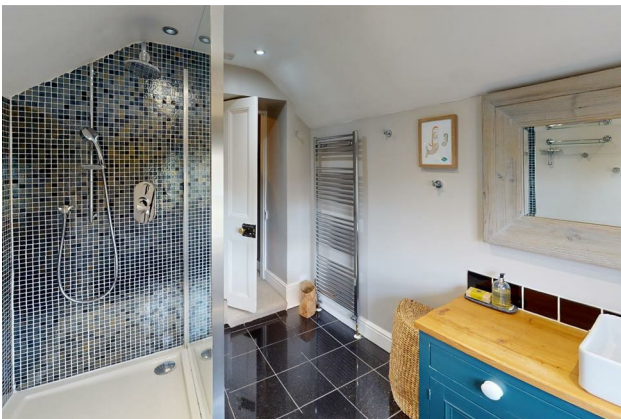
Property Images



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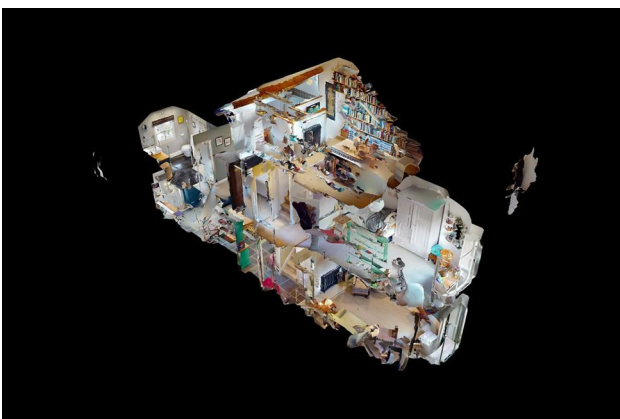
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FLOOR PLAN TO FOLLOW



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



Summary

Bow Cottage is a beautifully presented, decorated, and well maintained village cottage set in a prominent position on the High Street, opposite the River Aire. Having a superb, living-dining-kitchen with under heated stone-flagged floor, further sitting room with multi-fuel stove, two double bedrooms and a shower room to the first floor, and a third bedroom / hobby room/ home office with open plan en suite bathroom to the second floor. To the outside a small garden to the front of the property and to the rear, pedestrian access across a neighbouring courtyard into a 'secret garden' of good proportions, and catching the sun all day.

On-Line-Bullet-Points

• Oozing charm and warmth. A very cosy retreat. • 3 bedrooms, bathroom and shower room • Spacious living-dining-kitchen with underfloor heating • Double Belfast sink, fitted appliances and AGA range cooker • Separate cosy living room with wood-burner • Period features, radiators and decorations • Secret Garden to the rear which catches the sun • 30 seconds to bus stop. 5 minutes or so to train station • Parking opposite and just round the corner • Close to CoOp, Restaurant, Cafe, Chippy, Chemist, Pubs and Church Details

An entrance door to the gable of the property leads into a reception hall with stone flag flooring and return staircase rising to the first floor. A very functional yet attractively laid out living-dining-kitchen features under-heated stone flagged flooring, a double Belfast sink, a range of shaker-style bespoke units with oak worktops, an integrated fridge with freezer box, Neff built-in microwave, an AGA range cooker with electric oven and six gas rings, and a washing machine. Having good natural light from a sash-style window to the rear and a mullioned window to the gable, along with a partial glazed door; opening onto the rear courtyard. Ample space in here for a dining suite and a seating area. The living room oozes charm and warmth with a feature bow window incorporating a window seat, a multi-fuel stove, period-style radiators, and feature coving to the ceiling. A delightful room with space for a sofa, chairs and television.

To the first floor, the landing features a return staircase, and with good natural light from a double glazed window with heating radiator below. The principal bedroom features a bow window with some delightful views across the green and Cenotaph onto the River Aire. A double bedroom with ample space for furniture. To the rear of the property, a further double bedroom with period radiator, and a sash effect window for good natural light. Off from this room, a good sized modern shower room with walk-in shower enclosure, modern WC, and antique-style vanity wash basin area with side filling tap. Having sash effect window with a pleasant outlook, and chrome ladder style radiator.

A further staircase rises to the second floor which is currently set up as a home office / study with an open-plan bathroom. Having good natural light from 3 Velux windows and a gable window, and featuring a period radiator, WC, vanity wash basin, full sized side-filling bath, and range of fitted storage cupboards and shelving. A very versatile space.

To the outside: - A pedestrian access across the neighbouring property leads to a generous sized 'secret garden'. Having a lawn area laid to artificial turf, a substantial, timber shed / workshop, and catching the sun all day long. Enclosed so safe for pets and children.

Whilst the property has no designated parking, there is a free public car park immediately opposite the property, and further parking just round the corner on West Street.