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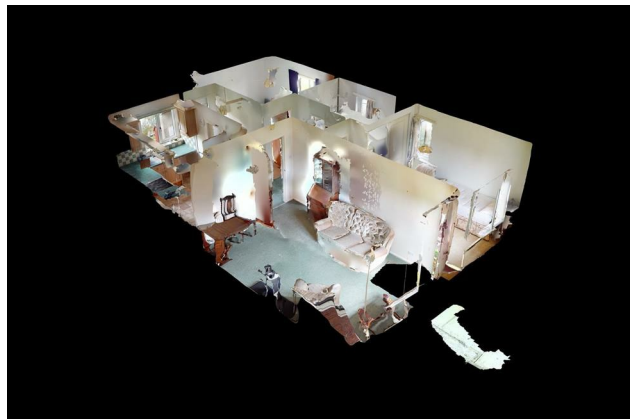
10 Higherlands Close, Gargrave, Skipton, BD23 3RF

Asking Price £189,950

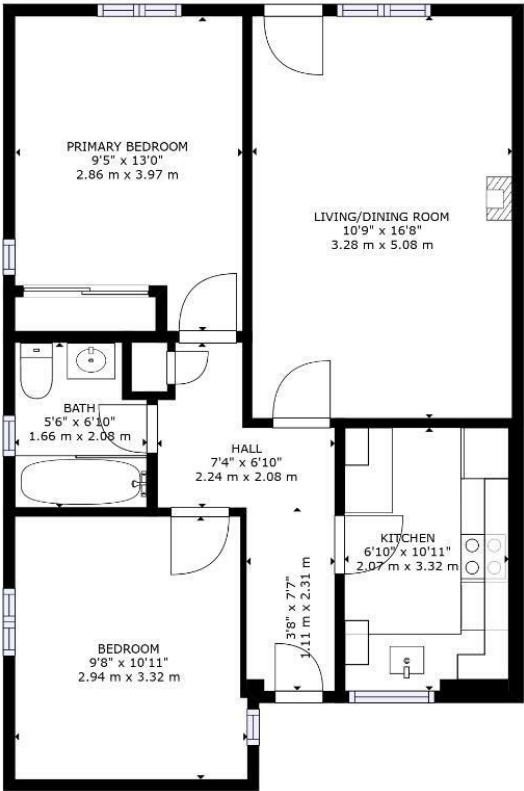
Property Images



Property Images



Floorplan



FLOOR 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The living room features a new high quality electric stove affect fire on a granite hearth, and with south facing double glazed window and door onto the front garden. Ample space for sofas and chairs, and a dining suite.

The kitchen offers a range of limed oak style base and wall units incorporating a single bowl stainless steel sink below a window with a pleasant outlook, granite effect work surfaces and space for a washing machine, dishwasher, freestanding cooker with extractor unit over, and a fridge freezer.

An inner hall leads past the kitchen to a double glazed door with a window onto the rear yard and timber shed.

Bedroom 1 is set to the front of the property and is a double bedroom with dual aspect windows, and a range of fitted wardrobes. Bedroom 2 is again a double and with dual aspect windows. The bathroom incorporates a full sized bath with new MIRA independent shower unit over, WC, wash basin and been partially tiled with UPVC window for ventilation.

A cupboard in the hallway houses a more recently installed IDEAL combi-boiler, and also provides storage space.

South facing raised fore-garden to the front ideal for sitting out. Parking place included in the deeds close by. Handy for all the facilities and amenities that Gargrave has to offer including train station and bus route.

Small yard with shed to the rear. There is also step free access to the property at the rear.

The Village of Gargrave is ideally located 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 well-regarded Primary school, St Andrews Church, Village Hall and Library are all close by. Local amenities include a CO-OP supermarket, three public houses, fish and chip shop, Asian restaurant and a café. There is a bus service into Skipton and a train station with services to Leeds & Bradford with connections to all UK's train stations. 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

Summary

A rare opportunity to purchase an affordable end terrace bungalow in a slightly elevated position, ideally situated close to the shops and hospitality just 100 metres away on the High Street.

A south-facing sun-terrace / fore garden provides a pleasant place to absorb the sun and enjoy a drink. Steps lead down to street level and a dedicated car parking space at the end of the short row. To the rear of the property. a yard area provides space for bins and a useful timber shed. There is also step free access to the property and parking across the rear.

The property has been updated by our clients to include a new boiler, electrical consumer unit, shower unit, stove-style electric fire and external works.

On-line bullet points

- 2 Double bedrooms
- South facing raised patio-garden area
- Gas heating and double glazed
- Fitted kitchen * Living-dining room
- Bath with shower over
- Dedicated parking space close by
- Outside space to the front and rear
- Timber garden shed & yard
- No forward chain
- Handy for local amenities