

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



28 Eshton Road, Gargrave, Skipton
BD23 3SE
Asking Price: £425,000



+ 4



+ 2



- High specification family-sized home
- Excellent private parking facilities
- Prime location
- New boiler system installed circa 2022
- Four well planned bedrooms
- Contemporary accommodation

A superbly presented and tastefully decorated spacious four bedroomed semi-detached residence, providing contemporary family-sized en-suite accommodation that has been significantly improved by its current owners. With the great advantage of a substantial private level driveway providing ample off street parking for numerous vehicles.



Pleasantly situated in the heart of the sought after village of Gargrave, close to the edge of the Yorkshire Dales National Park and with all local amenities within comfortable walking distance, this stunning home that has been upgraded with new high quality flooring and a new gas combination boiler in recent years, comprises very briefly: Ground floor entrance hall. A spacious through living room with patio doors to the rear garden. An open plan family room with dining area leading to an attractive modern fitted kitchen together with a very useful utility / cloaks room at the rear. To the first floor there is a landing area. A principle bedroom suite with stylish en-suite shower room. Three further well planned bedrooms and a contemporary house bathroom with three piece suite and shower. Outside the property enjoys an enclosed level garden to the rear together with a gated driveway providing ample parking for several vehicles.

Gargrave is a popular and sought after village community surrounded by truly beautiful countryside. The village offers a good range of amenities including shops, pubs, restaurants, a primary school, a nursery, a church and a railway station. The village is blessed with many delightful walks including level routes alongside the River Aire and the Leeds/Liverpool canal.

The historic market town of Skipton, known as the 'Gateway to the Dales' is only circa four miles away to the west, providing more extensive shopping and recreational facilities together with Ermysteds Grammar School and Skipton Girls High School.

Including mains gas central heating and UPVC sealed unit double glazing throughout, this tastefully decorated high specification family sized home is described in further detail:

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GROUND FLOOR

COVERED ENTRANCE

Leading to:

ENTRANCE HALL

With substantial composite entrance door. Stairs leading off to first floor with hand rail. Engineered oak flooring. Doors leading to both reception rooms.

THROUGH LIVING ROOM

21'3" x 12'6" (including chimney breast) Large UPVC sealed unit double glazed window to the front. Double UPVC double glazed patio doors leading to the rear garden. Recessed ceiling spotlights. Multi-fuel cast iron stove set on a slate hearth with varnished wooden mantle piece above. Fitted carpets.

OPEN PLAN FAMILY ROOM

13'9" x 13'8" (both maximum) With large UPVC double glazed window to the front. Multi-fuel cast iron stove set on a slate hearth. Central heating radiator. Recessed ceiling spotlights. Fitted carpets. Useful built-in cupboard underneath the stairs. Large opening through to:

OPEN PLAN DINING KITCHEN

17'1" x 8'5" (maximum) Superbly appointed with a quality range of fitted base and wall units in a 'duck egg blue' finish. Having contrasting oak block worktop surfaces. Large ceramic sink with matching drainer. Built-in Zanussi oven and grill. Four ring induction hob above. Stainless steel extractor fan. Integrated dishwasher. Down-lights beneath wall units. Recessed ceiling spotlights. Neutral ceramic wall tiling. Floor space for a free standing fridge/freezer. Brand new engineered oak flooring. Opening through to the:

REAR PORCH / UTILITY ROOM

9'5" x 6'1" With fitted base cupboard matching the kitchen. Central heating radiator. UPVC rear entrance door. UPVC double glazed window. Concealed wall mounted Worcester Bosch gas central heating boiler, recently installed circa 2022. Recessed ceiling spotlights. Cloaks rails. Amtico flooring.

FIRST FLOOR

LANDING

Attractive spindled balustrade. Central heating radiator. Recessed ceiling spotlights. Attractive modern panelled doors with satin finish leading to all rooms.

SPACIOUS PRINCIPAL BEDROOM SUITE

15'6" x 12'6" UPVC sealed unit double glazed window to the front. Central heating radiator. Recessed ceiling spotlights. Fitted carpets. Door leading to:

STYLISH EN-SUITE SHOWER ROOM

Superbly appointed with a modern white suite including low suite WC, pedestal hand wash basin, and a large shower enclosure with a sliding door. Chrome mixer shower. Marble effect wall boarding. UPVC sealed unit double glazed window incorporating privacy glass. Chrome towel radiator. Ceiling mounted extractor fan. Recessed ceiling spotlights. Amtico flooring.

BEDROOM TWO

12'2" x 9'6" (both maximum) UPVC sealed unit double glazed window to the front. Central heating radiator. Recessed ceiling spotlights. Picture rails.

BEDROOM THREE

11' x 9'11" With UPVC sealed unit double glazed window to the rear including fitted blind. Central heating radiator. Recessed ceiling spotlights. Picture rails.

BEDROOM FOUR

7'6" x 7'4" With UPVC sealed unit double glazed window to the front. Central heating radiator. Fitted carpets.

HOUSE BATHROOM

With a contemporary three piece white suite including a low suite WC, hand wash basin and a panelled bath. Contrasting ceramic wall tiling. UPVC double glazed window incorporating privacy glass. Chrome towel radiator. Recessed ceiling spotlights. Wall mounted extractor fan.

OUTSIDE

To the front there is a gated block paved driveway providing very generous private parking for several vehicles.

At the rear elevation there is a very pleasant enclosed garden with stone flagged patio, well stocked flowerbeds, and a gravelled sitting out area. Timber garden shed.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band:

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

Tel: Skipton 799993

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These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

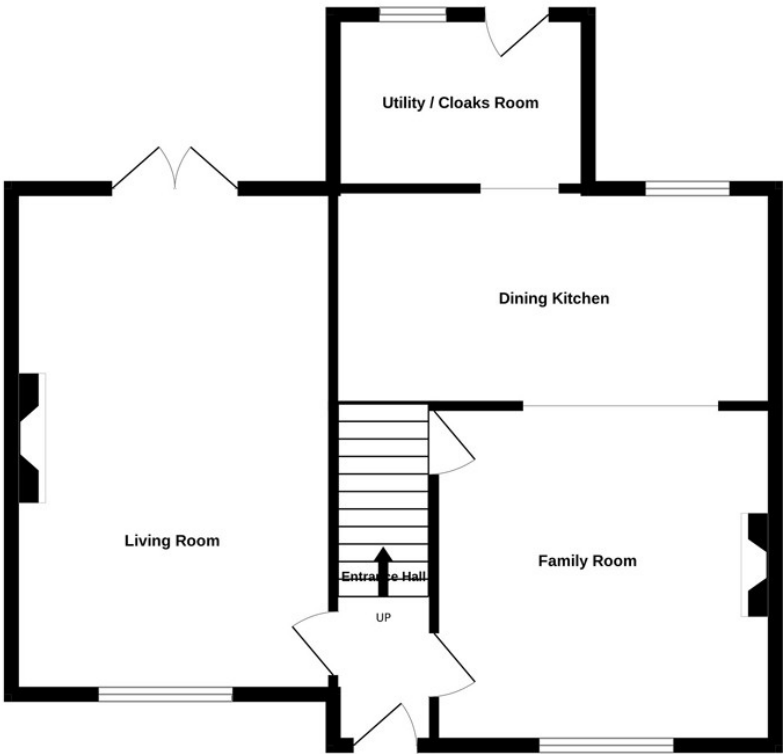
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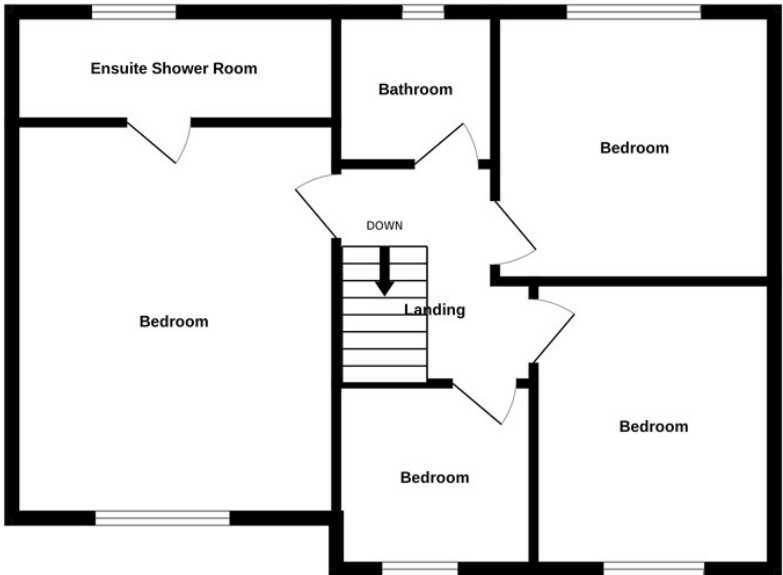




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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