

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



16 Riversway, Gargrave, Skipton
BD23 3NR
Asking Price: £625,000



+ 4



+ 3



- Detached bungalow
- Four good sized double bedrooms
- Potential investment opportunity
- Stunning location overlooking the River Aire
- Ample parking and garaging
- Spacious living accommodation

16 Riversway is a superb opportunity to acquire a unique and completely individual detached bungalow set in this picturesque and desirable location within the popular village of Gargrave with the addition of ample private parking and two single garages.



The bungalow offers completely versatile living accommodation currently having an attached one bedroom annex/flat with its own access and central heating system. There is ample potential to either combine this to create further living accommodation or it could also be used for a revenue stream via long term rentals or holiday lets.

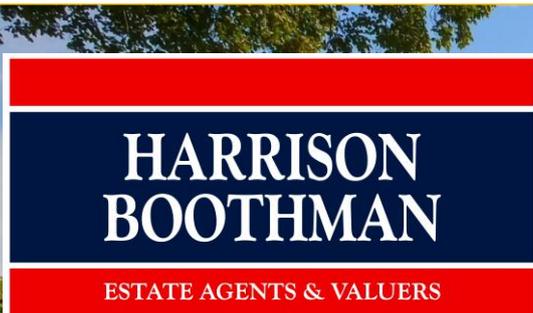
Riversway is a small cul-de-sac pleasantly situated on the level close to beautiful open countryside and the banks of the River Aire whilst only minutes walking distance away from Gargrave village centre shops, railway station, amenities and services.

Including gas central heating, UPVC sealed unit double glazing, good quality fittings and fixtures, this very appealing home offers briefly:

An entrance porch, an entrance hallway, a dining room with a feature fireplace, a kitchen fitted with quality bespoke solid oak wall and base units, a conservatory overlooking the River Aire, a sitting room, the master bedroom with an ensuite shower room and two further double bedrooms alongside the well-appointed house bathroom.

The attached annex/flat has an entrance porch, an entrance hallway, a large double bedroom, a shower room, a sitting/dining room with sliding doors out onto the rear garden and a kitchen.

Externally to the front of the property there is a large private paved driveway with parking for several vehicles with two attached single garages. To the rear there is a low maintenance private garden mainly laid to lawn with stone-paved patios overlooking the River Aire.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



Surrounded by beautiful open countryside adjacent to the River Aire and the Leeds/Liverpool canal, the very popular village of Gargrave is served by local amenities including everyday shops, a Co-op, a chemist, a primary school, Church and village hall, public houses/restaurants, sports clubs, a bus service and a railway station. Gargrave is also part of the Pennine Way and has stunning walks on your doorstep.

The historic market town of Skipton, known as 'The Gateway to The Dales', is only circa four miles away providing extensive shopping and recreational facilities together with excellent secondary schooling.

The scenic Yorkshire Dales National Park is easily accessed to the North whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly representing an exciting opportunity to purchase a completely unique and versatile bungalow set in this desirable location, the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

Sealed unit UPVC double glazed windows and matching double doors. Tiled flooring.

ENTRANCE HALLWAY

Delph shelf. Loft access. Storage cupboard housing the Baxi gas fired combination boiler. Electric plinth heater.

DINING ROOM

17'11" x 15'7" with sealed unit UPVC double glazed windows overlooking the River Aire. Sealed unit UPVC rear entrance door into conservatory. Central heating radiators. Wall lights. Feature fireplace with oak surround and mantle, slate tiled hearth and inset and an electric bar fire.

SITTING ROOM

18'10" x 11'5" with dual aspect sealed unit UPVC double glazed windows looking out onto the River Aire and surrounding countryside. Central heating radiator. Ceiling fan.

KITCHEN

11'11" x 9'11" with quality bespoke oak fitted wall and base units with contrasting granite worktops and tiled surrounds. Tiled flooring. Sealed unit UPVC double glazed window and matching door into the conservatory. Electric plinth heater. Stainless steel bowl and drainer sink with chrome hot and cold taps and waste disposal. Secondary stainless steel inset sink with a hot and cold mixer tap. Integral dishwasher. Recess for fridge freezer. Range cooker with a six ring gas hob and concealed extractor over.

CONSERVATORY

20'7" x 9'8" with sealed unit UPVC double glazed windows overlooking the River Aire and a matching side entrance door. Wall lights. Air conditioning/heating wall unit. Plumbing for a washing machine.

DOUBLE BEDROOM

15'6" x 9'11" with sealed unit UPVC double glazed windows overlooking the River Aire and surrounding countryside. Central heating radiator. Fitted wardrobing.

ENSUITE SHOWER ROOM

Full wall tiling. Low suite w/c. Pedestal wash basin. Central heating radiator. Shaver point. Chrome heated towel rail. Sealed unit UPVC double glazed window. Extractor fan. Walk in shower with Mira thermostatic shower.

DOUBLE BEDROOM

18'5" x 11'6" with an array of fitted bedroom furniture. Central heating radiator. Sealed unit UPVC double glazed windows.

DOUBLE BEDROOM

14'2" x 11'6" with sealed unit UPVC double glazed windows overlooking the River Aire. Central heating radiator. Fitted wardrobing with shelving and a rail.

FLAT/ANNEX

ENTRANCE PORCH

Sealed unit UPVC front entrance door and matching window.

ENTRANCE HALLWAY

Hardwood sealed unit front entrance door. Central heating radiator. Loft access.

SITTING/DINING ROOM

14'8" x 13'5" with sealed unit UPVC double glazed windows overlooking the River Aire and the surrounding countryside with matching sliding doors and a further side entrance door. Central heating radiator. Fitted wall gas fire.

KITCHEN

8'5" x 6'5" with fitted wall and base units with contrasting granite worktops and tiled surrounds. Plumbing for a washing machine and space for a dryer. Stainless steel bowl and drainer sink with chrome hot and cold taps. Sealed unit UPVC double glazed window. Wall mounted Baxi gas fired combination boiler. Central heating radiator. Electric oven with a four ring electric hob. Extractor fan.

BEDROOM

14'2" x 10'11" with sealed unit UPVC double glazed windows. Fitted wardrobing. Central heating radiator.

SHOWER ROOM

Pedestal wash basin. Low suite w/c. Shower cubicle with thermostatic shower. Central heating radiator. Velux window. Wall tiling. Shaver point.

EXTERNAL

To the front there is a private paved driveway with ample parking for several vehicles alongside:

TWO INTEGRAL SINGLE GARAGES

BOTH 15'10" x 10'2" with power, lighting and up and over doors.

To the rear there is a good sized, low maintenance garden which is private and could be easily enclosed if needed for children. Mainly laid to lawn with stone paved patio areas in this quiet and peaceful garden overlooking the River Aire.

AGENTS NOTES

There are solar panels on the property. Further information available on request.

COUNCIL TAX BAND

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

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

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

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

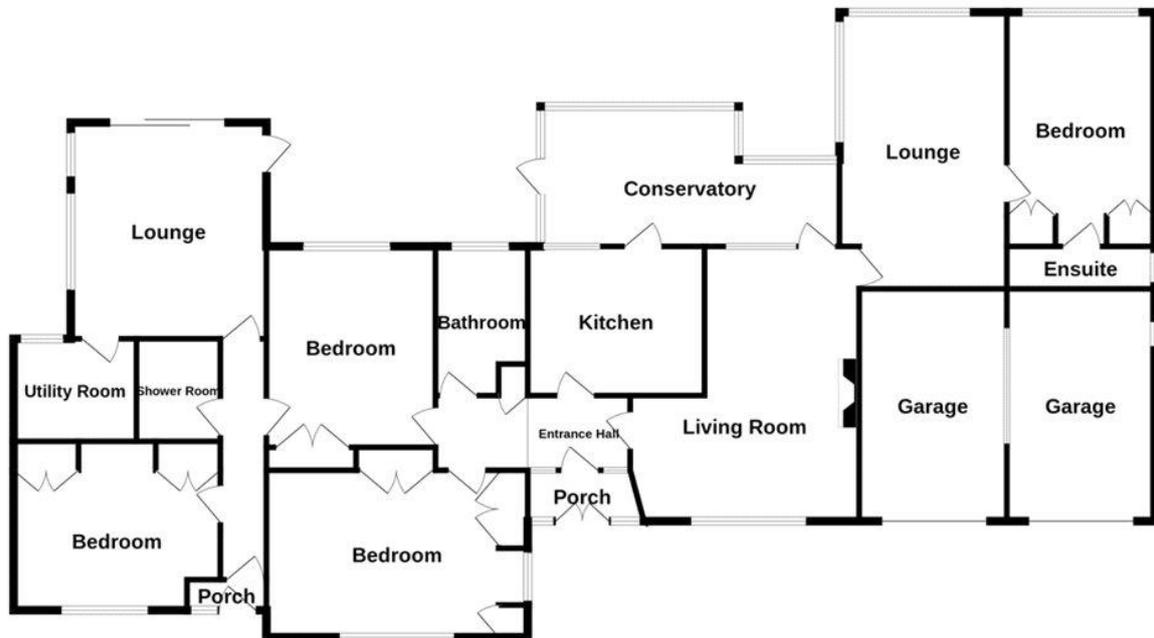
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





GROUND 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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Energy performance certificate (EPC)

16 Riversway Gargrave SKIPTON BD23 3NR	Energy rating D	Valid until: 23 June 2035
		Certificate number: 0340-2764-7560-2025-3235

Property type	Detached bungalow
Total floor area	170 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.