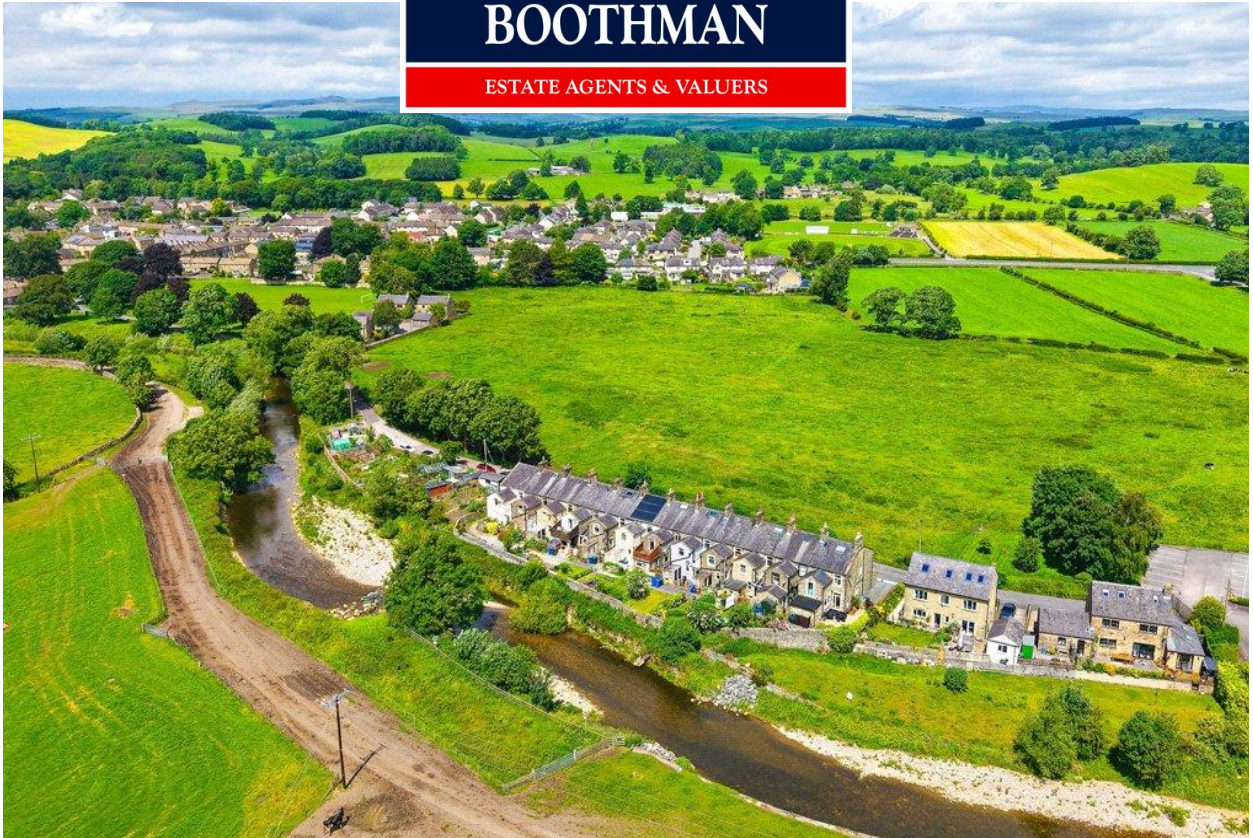


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Airebank Terrace, Gargrave, Skipton,
North Yorkshire BD23 3RU
Asking Price: £285,000



+ 2



+ 1



- 'Chain Free' - Ready to proceed immediately.
- Private road frontage with dedicated parking by convention.
- Two good size Reception Rooms including sitting room with cast iron wood burner.
- Both bedrooms enjoy open countryside views.
- Rear garden backing onto the River Aire with uninterrupted southerly views.

A chain-free Yorkshire stone cottage in one of the Dales' most well-served villages, offered in move-in ready condition.



Two separate reception rooms set this apart from comparable terrace properties - including a sitting room with cast iron wood burning stove beneath an oak lintel, and a living/dining room with wall-mounted flame effect gas fire and open countryside views to the rear.". The well-fitted kitchen has a range-style gas cooker and direct access to the garden.

Both double bedrooms enjoy exceptional open views - the front across fields towards Sharphaw and Roughaw, the rear beyond the River Aire towards open countryside. The rear garden backs directly onto the riverbank with uninterrupted southerly views that feel far removed from a village terrace.

Parking: the property sits on a private road. By convention, each household parks directly in front of their own property - effectively a reserved space, and not typical of village terrace ownership.

Gargrave village offers Co-op, chemist, doctors surgery, primary school, pub and rail station within walking distance. Skipton is four miles away. Leeds and Bradford are within daily commuting distance.

Offered chain free and ready to proceed. A property that most certainly genuinely repays an internal viewing. Described in more detail:

GROUND FLOOR

**HARRISON
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ESTATE AGENTS & VALUERS

Harrison Boothman Estate Agents & Valuers
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Entrance Vestibule

Substantial front entrance door with mat well, leading through a predominantly glazed inner door to the entrance hall.

Entrance Hall

A welcoming introduction to the house with dado rails, ceiling cornices, central heating radiator and staircase to the first floor.

Sitting Room 12'1" x 11'6"

The character room of the house. A substantial oak lintel frames an Esse cast iron wood burning stove set on a stone flagged hearth - a proper focal point that earns its place. Built-in base cupboards to both alcoves provide useful storage and display space. Ceiling cornices. Double glazed window to front.

Living / Dining Room 16' x 12'4"

A generous second reception room - not common in properties of this type - with a wall-mounted slimline flame effect gas fire, double glazed windows to the rear providing long distance open views across the countryside, dado rails, wall light point and a deep built-in understairs store with fitted shelves, cloaks rail and electric light.

Kitchen 9' x 9'

Well-fitted with cream fronted base and wall units, oak block worktops and complementary tiled surrounds. Range-style Belling gas cooker with four ring hob, Kenwood dishwasher, composite sink with pillar tap. Double glazed windows to two aspects with open countryside views to the rear. Ceiling spotlights, under-unit lighting and floor level plinth lighting. Understairs appliance recess. Substantial external door to rear yard and garden.

FIRST FLOOR

Bedroom One 16'2" x 11'6"

A genuine double bedroom with an outlook that sets this property apart - double glazed windows to the front frame uninterrupted panoramic views across open fields towards Sharphaw and Roughaw. A view you would expect to pay considerably more for. Built-in wardrobes, fitted carpet, central heating radiator.

Bedroom Two 12'6" x 11'8"

Another well-proportioned double, this time with southerly views to the rear beyond the River Aire towards open fields and countryside. Retains a cast iron period fireplace - a pleasing original feature. Built-in floor to ceiling cupboard housing the Ideal gas combination boiler. Central heating radiator.

Inner Hall

Dado rails, recessed low voltage ceiling spotlights and loft hatch with pull-down ladder.

Bathroom

A spaciouly proportioned bathroom with a contemporary three-piece white suite - shower bath with screen and mixer tap shower, low-level WC and pedestal wash basin. Mermaid wall panelling to bath surround. Privacy glazed window, central heating radiator.

Outside

Front Garden

Enclosed and easily manageable with lawn, flowerbeds and railed stone boundary wall.

Rear Yard

Flagged yard with outside tap and two adjoining stone outbuildings - useful as storage, a workshop or hobby space.

Rear Garden

A genuine highlight. A level lawned garden with flowerbeds, mature planting and a timber decked seating area, bounded by a stone wall - beyond which lies the River Aire and open countryside stretching southward. The aspect and the views here are exceptional for a village terrace property, and best appreciated in person.

COUNCIL TAX BAND

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

TENURE

The tenure for this property is FREEHOLD.

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers. Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider

and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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

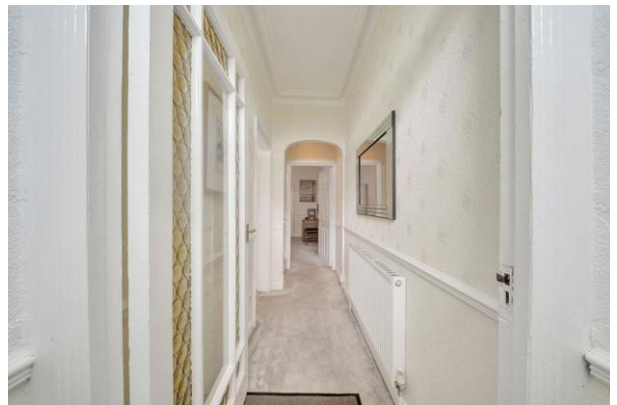
These particulars were prepared from observation together with information that has been directly supplied by the vendors. We have not carried out a detailed professional survey.

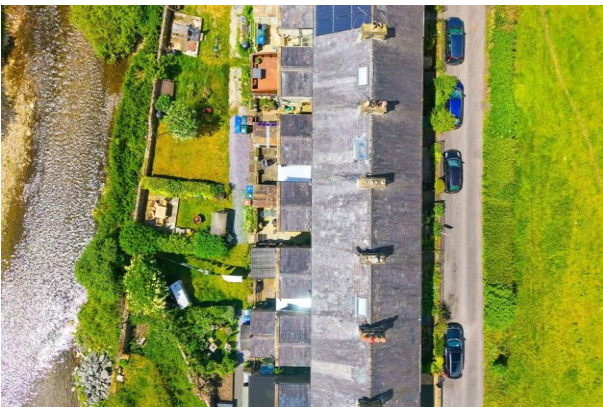
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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.

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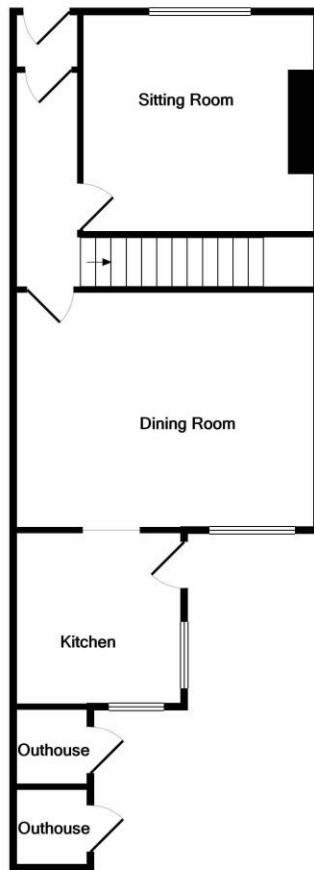
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



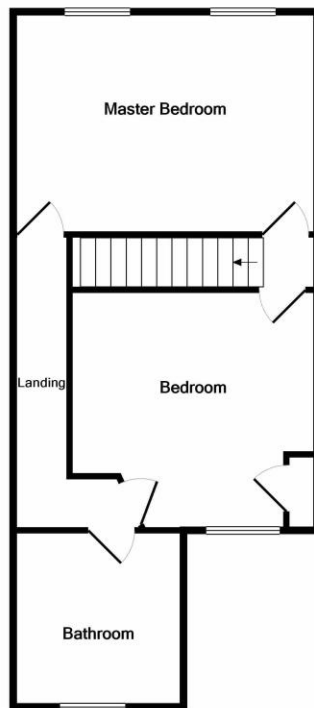








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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)

4, Airebank Terrace Gargrave SKIPTON BD23 3RU	Energy rating D	Valid until: 8 August 2028
		Certificate number: 8807-4915-8029-7906-2883

Property type	Mid-terrace house
Total floor area	100 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.