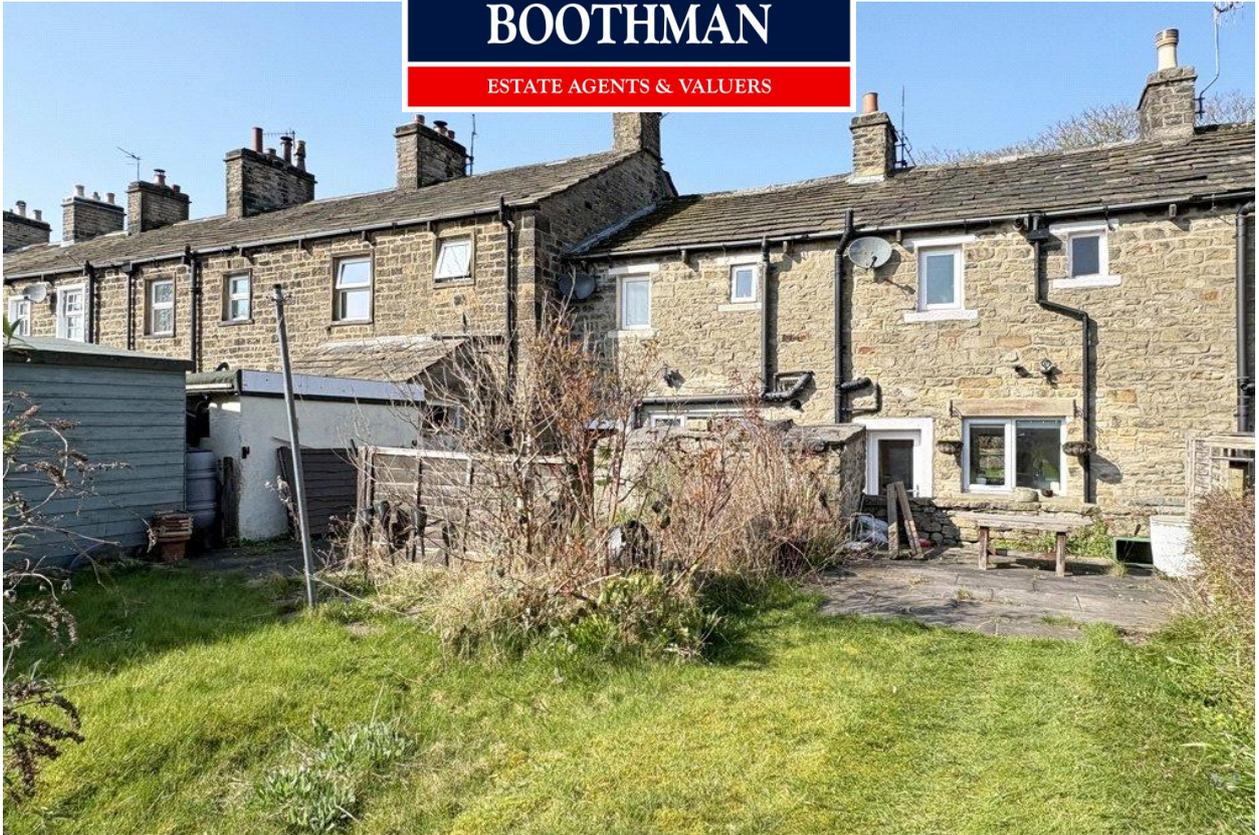


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



12 River Place, Gargrave, Skipton, North
Yorkshire BD23 3RY
Asking Price: £185,000



+ 1



+ 1



- Traditional stone terraced cottage
- Generous rear garden with fine southerly aspects
- Backs onto the River Aire whilst enjoying long distance views
- Significant further potential

This traditional stone terraced cottage is superbly situated on the level in the very popular village of Gargrave with all local amenities nearby. The property overlooks the 'green' at the front whilst the attractive generous rear garden backs onto the River Aire enjoying fine open views with pleasant southerly aspects.



Including gas central heating, UPVC sealed unit double glazing and significant potential for further modernisation/improvement, this property certainly provides an exciting opportunity, comprising very briefly:

A living room with an open fireplace and a fitted kitchen with oak style units including built-in appliances. On the first floor is a spacious double bedroom and a shower room. The particularly good sized established rear garden provides a very appealing feature, backing onto the River Aire with fine southerly aspects and long distance views. There is also a stone out-building.

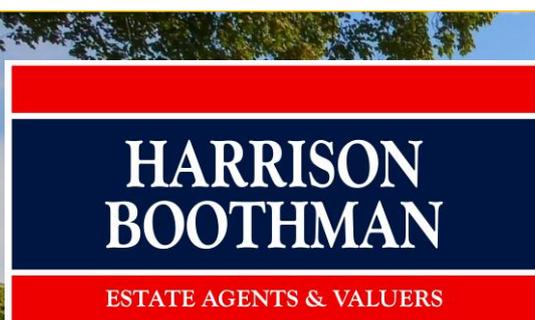
Surrounded by beautiful open countryside adjacent to the River Aire and the Leeds/Liverpool canal, the very popular village of Gargrave is served by a good variety of local amenities including everyday shops, a chemist, a Co-op. a primary school, a Church, public houses/restaurants, a village hall, community events, sports clubs, a bus service and a railway station offering a regular service to Skipton, Keighley, Bradford and Leeds together with the scenic Settle to Carlisle line.

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.

With much to commend it, the property comprises in further detail:

GROUND FLOOR

LIVING ROOM



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



13' x 13' With a traditional Regency style hardwood front entrance door. UPVC sealed unit double glazing. Fine views at the front across the 'green'. Double central heating radiator. Tiled fireplace with an open grate. Built-in shelved alcove cupboard. Open beamed ceiling.

FITTED KITCHEN

13 (maximum) x 7' With a range of base and wall units in oak style providing contrasting worktop surfaces having tiled surrounds. Stainless steel sink and drainer. Integrated fridge. Built-in oven with a ceramic hob and an extractor hood above. Plumbing for an automatic washing machine. Tiled flooring. Double central heating radiator. UPVC sealed unit double glazing and a matching external door to the attractive rear garden which enjoys fine southerly aspects beyond the River Aire.

FIRST FLOOR

LANDING

With a spindled balustrade. Fine long distance southerly views beyond the generous rear garden and the River Aire.

DOUBLE BEDROOM

13' x 13' With UPVC sealed unit double glazing. Fine views at the front across the 'green'. Central heating radiator.

SHOWER ROOM

With a three piece white suite comprising a pedestal wash basin, a low suite WC and a large shower cubicle including mermaid wall panelling and a thermostatic shower. UPVC sealed unit double glazing. Central heating radiator. Built-in shelved cupboard including a Baxi gas combination central heating boiler.

OUTSIDE

The particularly good sized established rear garden provides a very appealing feature - backing onto the River Aire with fine southerly aspects and long distance views. The rear garden includes a generous lawn and a flagged patio which offers a very pleasant sitting out area. Also immediately behind the cottage is a tarmac pathway with a right of access and a:

STONE OUT-BUILDING

Outside tap.

COUNCIL TAX BAND

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

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.

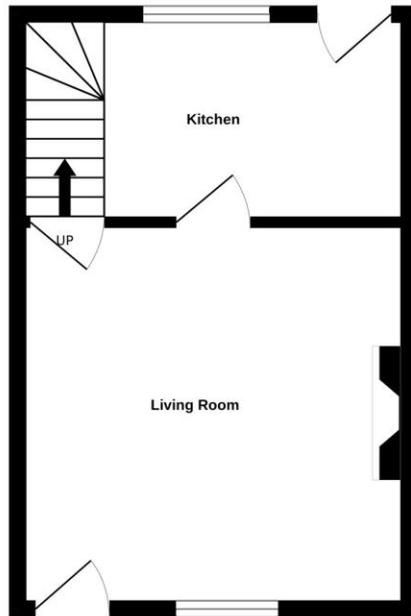
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

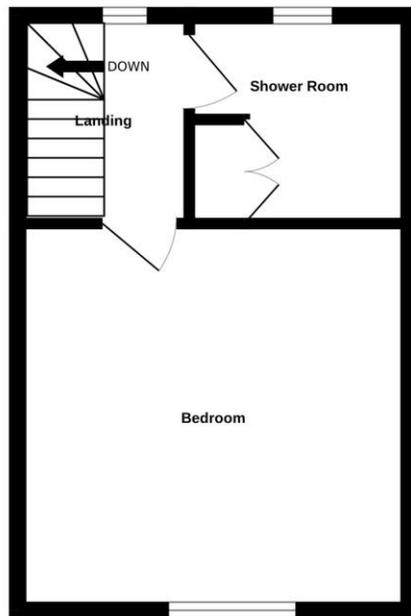




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

12 River Place Gargrave SKIPTON BD23 3RY	Energy rating	Valid until: 9 March 2036
	D	Certificate number: 7336-7927-1500-0510-9296

Property type	Mid-terrace house
Total floor area	51 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		79 C
55-68	D	61 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.