

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Airedale Avenue, Gargrave, North
Yorkshire BD23 3SD
Asking Price: £299,950



+ 3



+ 1



- Superbly renovated home in Gargrave.
- Beautiful contemporary Dining Kitchen.
- Two good size double Bedrooms and a third Bedroom / Study.
- Gardens and Private Driveway Parking

This superbly appointed extended three-bedroom bay fronted semi-detached home stands in well-proportioned gardens also including a generous private driveway together with an adjoining garage. The property is pleasantly situated on the level in a popular residential cul-de-sac, only a few minutes walking distance away from Gargrave village centre shops, amenities, and services nearby.



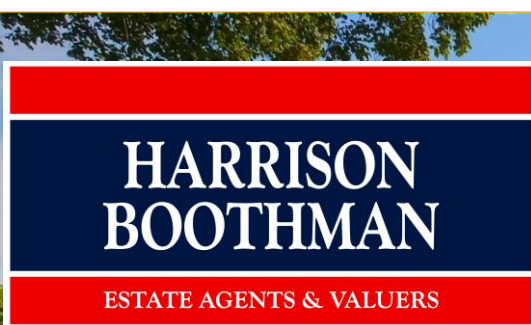
Recently renovated throughout the property comprises very briefly:

An entrance hall, a bay fronted living room with feature cast iron wood burning stove, extended dining kitchen including a quality contemporary light grey fitted kitchen including quartz worktop and built in appliances and a downstairs bedroom/ dedicated study. Whilst on the first floor a landing leads to two well planned bedrooms and a superbly appointed three-piece shower room incorporating large walk-in shower. Externally the property benefits from low maintenance front gardens at the front and rear together with a private driveway leading to a detached single garage.

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 Co-op, a chemist, a highly regarded primary school and nursery, 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. There are many delightful local walks available including picturesque level routes along both the riverbanks and the canal tow path.

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.

Equipped with gas central heating together with UPVC sealed unit double glazing the accommodation comprises in further detail:



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GROUND FLOOR

ENTRANCE HALL

With composite front entrance door. Central heating radiator. Staircase leading to first floor landing.

LIVING ROOM

12'10" x 12 (Plus Bay) With UPVC sealed unit double glazed bay window. Feature cast iron wood burning stove set on stone hearth with oak lintel above. Central heating radiator. Understairs storage cupboard with plumbing for an automatic washing machine.

EXTENDED DINING KITCHEN

19'06" x 10'08" Superbly appointed range of quality contemporary light grey fronted wall and base units incorporating quartz worktops and upstands. Inset one and a half bowl sink with drainer grooves into worktop surface. Built in electric oven. Four ring induction hob with extractor over. Integrated fridge. Integrated freezer. Integrated dishwasher. Concealed wall mounted gas combination boiler. Two central heating radiators. Dual aspect UPVC sealed unit double glazing with UPVC sealed unit double glazed patio doors leading to the rear garden. Wood effect flooring. Recessed ceiling spotlights.

BEDROOM THREE/ STUDY

12'05" x 5' With UPVC sealed unit double glazing. Central heating radiator.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Central heating radiator. Loft access.

BEDROOM ONE

13' x 11'04" Built in wardrobe.

BEDROOM TWO

9'11" x 9'08" With UPVC sealed unit double glazing. Central heating radiator.

SHOWER ROOM

Superbly appointed quality three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet and a large walk-in shower enclosure housing thermostatic shower. Contemporary metro tiled style mermaid boarding. Ladder central heating towel radiator. UPVC sealed unit double glazing. Recessed ceiling spotlights. Wood effect flooring.

OUTSIDE

There is a low maintenance pebble front garden area.

PRIVATE DRIVEWAY leading to:

DETACHED GARAGE

16'07' x 8' With Hormann up/over door. Light and power.

The enclosed private rear garden provides an attractive feature including stone flagged patio area, pebbled area and raised planted flower bed.

COUNCIL TAX BAND

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

TENURE

The property is Freehold.

SERVICES All mains' services are installed.

AGENTS NOTES

The vendor of the property is a family member of an employee of Harrison Boothman.

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.

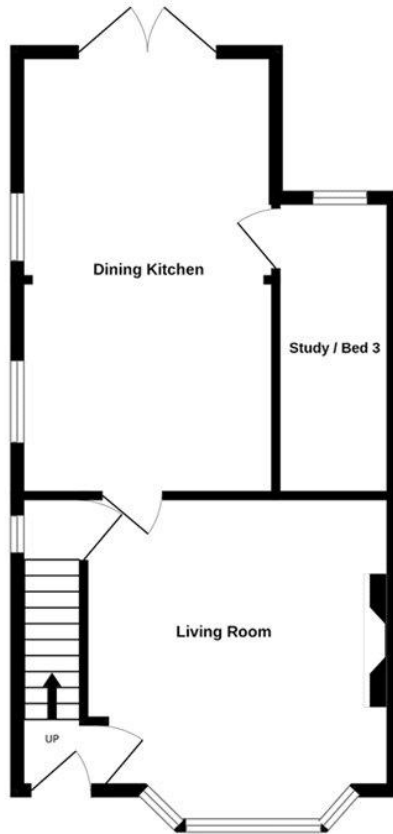
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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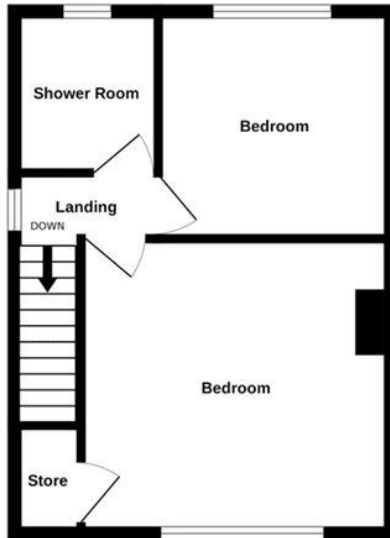
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



1ST FLOOR



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)

1 Airedale Avenue Gargrave SKIPTON BD23 3SD	Energy rating D	Valid until: 7 June 2036
		Certificate number: 3136-1826-3500-0828-0202

Property type	Semi-detached house
Total floor area	79 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		78 C
55-68	D	66 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.