



Neville Road, Gargrave, BD23

£220,000

None

Tenure: Freehold, **Bedrooms:** 2

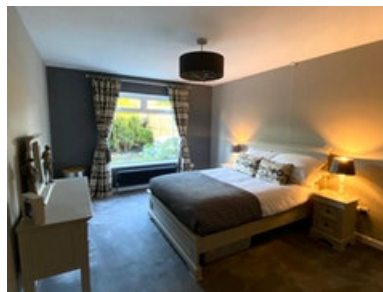
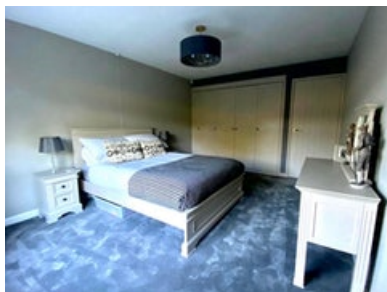
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Key features:

- Two bedrooms
- Semi detached bungalow
- Extensively renovated by current owners
- Large living room with access to rear garden area
- Quality fitted kitchen with a range of integrated appliances
- Bathroom with underfloor heating and feature lighting
- Fitted wardrobes to master bedroom
- Low maintenance gardens to front and rear
- Garage
- Quiet cul-de-sac location
- Sought after village
- Viewing highly recommended

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1665.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Very well presented two bedroom semi detached bungalow located on a quiet cul-de-sac in a sought after residential area. The property has been extensively renovated by the current owners to a high standard. Boasting a quality fitted kitchen with a range of integrated appliances, large living room with access to rear garden, large master bedroom with fitted wardrobes, a good sized second bedroom and a three piece bathroom suite with underfloor heating and feature lighting. Externally there is a private enclosed south facing rear garden. To the front of the property there is driveway providing access to the garage to the side.

The property is within level walking distance to the village centre. Gargrave offers a wide variety of amenities including local shops, restaurants, public houses, church and attractive green along the banks of the river Aire. Approximately four miles from the historic market town of Skipton known as the "Gateway to the Dales" this is a much sought after village.

The accommodation comprises:

Living Room 4.80m (15'9") x 4.47m (14'8")

Radiator, gas stove, wall lights, coving to ceiling, double glazed door to garden with double glazed side panels.

Kitchen 3.86m (12'8") max x 3.35m (11')

Fitted with a matching range of base and eye level units with oak worktop space over, 1+1/2 bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, built-in fridge/freezer, dishwasher and washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to side, double glazed window to front, radiator, wall mounted concealed gas boiler, entrance door.

Inner Hallway

Storage cupboard.

Master Bedroom 4.45m (14'7") x 3.31m (10'10")

Double glazed window to rear, radiator, fitted wardrobes

Bedroom 3.34m (10'11") x 2.19m (7'2")

Double glazed window to front, radiator.

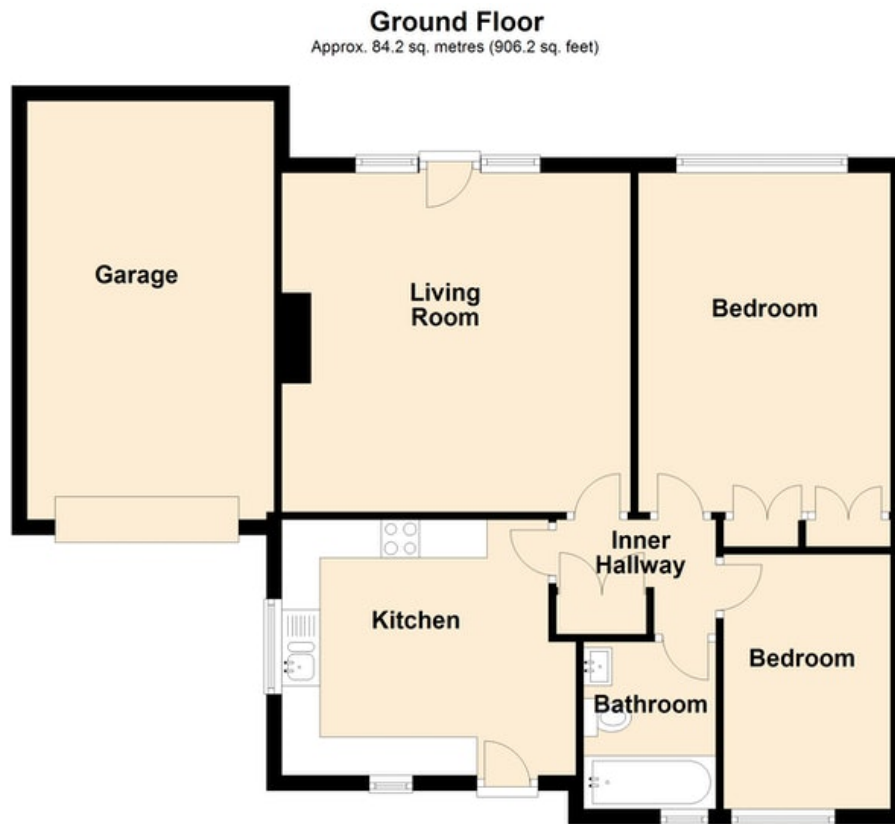
Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over and mixer tap, wash hand basin with base cupboard under and mixer tap and low-level WC, full height tiling to all walls, obscure double glazed window to front, heated towel rail, tiled flooring with under-floor heating.

Garage

Up and over door.

Floor plan:



Total area: approx. 84.2 sq. metres (906.2 sq. feet)

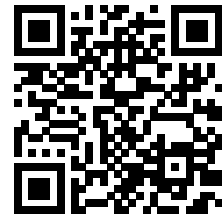
Energy Performance Certificate:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	58	69
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	57	70
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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