



43 GARGRAVE ROAD, SKIPTON, BD23 1QA

£1,250 PCM



# 3 Bedroom House - Terraced located in Skipton

This attractive traditional three bedroomed Victorian bay fronted stone terraced house provides well equipped accommodation conveniently situated in a very popular residential area with excellent primary and secondary schools nearby whilst only a few minutes almost level walking distance away from Skipton town centre. **AVAILABLE IMMEDIATELY!**

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

With gas-fired central heating and double glazed windows throughout, the accommodation is described in brief below with approximate room sizes

## Ground Floor

### Entrance Hall

With a traditional partly glazed front entrance door, deep ceiling coving and dado rail. Double central heating radiator. Herringbone vinyl flooring with matted footwell. Staircase off to the first floor.

### Living Room

12'8 x 11'11 plus bay

Beautiful light airy room with splay bay window, window seat, storage and central sliding sash. Attractive period fire surround and over-mantle with cast iron ornamental fire and tiled hearth. Deep ceiling coving and ceiling rose, dado rails. Double Central Heating Radiator. Predominantly glazed multi-paned double doors leading to:

### Dining Room

13'3 x 12'9 max

Double central heating radiator. UPVC French doors opening onto rear yard area. Large floor-to-ceiling kitchen unit.

### Kitchen

8'4 x 7'11 max

Range of wall and base units with laminate worktop, tiled splashback and a stainless steel sink with drainer unit. Built-in air fryer/oven with a matching induction hob and canopied extractor fan. Hotpoint dishwasher.

### Basement

15'6 x 10'5

Completely and professionally renovated in recent years, this basement room offers flexibility of use: games/tv room, home office or additional bedroom. Lovely fireplace recess with exposed stone lintel. Window seating, storage and wall lighting. Herringbone vinyl floor. Tumble dryer.

## First Floor

### Landing

With spindled stair rails and matching balustrade. Access to fully boarded loft via 'drop down' ladder, provides fantastic storage space and benefits from strengthened joists and boarding.

### Bedroom One

13' x 9'2

Views across Gargrave Road. Double central heating radiator. White painted cast iron decorative fireplace. Large built-in wardrobe.

### Bedroom Two

11'10 x 8'8 max

Double central heating radiator. White painted cast iron decorative fireplace. Built-in wardrobe and shelving.

### Bedroom Three

9'8 x 6'11

Views across Gargrave Road. Central heating radiator.

### Bathroom

Three piece white suite comprising a panelled bath having a shower to the mixer tap together with a low suite WC and a hand wash basin having a vanity cabinet beneath. Heated towel radiator.

### Shower Room

With full height wall tiling and tiled flooring. Extractor fan. Thermostatic hand held and overhead shower. Heated towel radiator, extractor fan and spot lighting.

### Outside

There is a walled front garden including a pebble bed and steps leading to the front door. Enclosed rear yard.

### Council Tax

Council Tax Band: C

### Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

### Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

### Tenancy Information

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is



payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

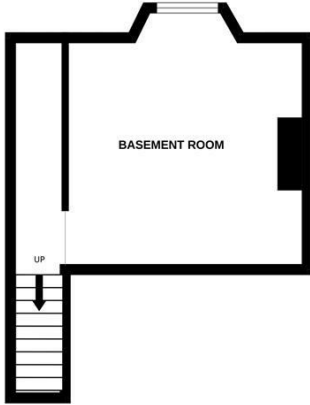
**FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019:**  
Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

**DEPOSIT:** A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

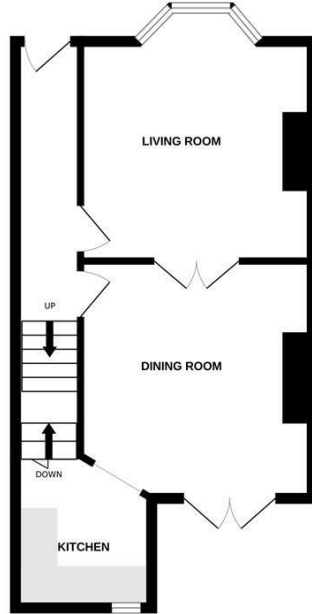
**OTHER INFORMATION:** Carling Jones Ltd is a member of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.



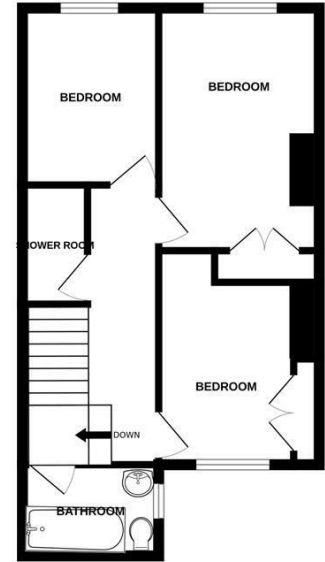
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

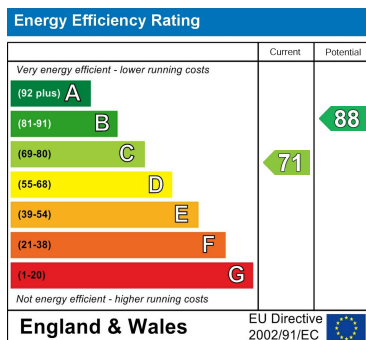


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.