



Bridgeholme | Gargrave | Skipton | BD23 3LX

Asking price £550,000

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WHITE**
Trusted Estate Agents

Bridgeholme

High Street | Gargrave

Skipton | BD23 3LX

Asking price £550,000

A handsome, double-fronted Grade II Listed family home nestled at the heart of Gargrave, enjoying a beautiful outlook across the River Aire.

Situated within a brief stroll of local amenities and within a 10 minute drive of Skipton, this sizeable family home of well over 2500 square feet offers an abundance of living space as well as four double bedrooms and two bathrooms. Retaining much of its original character, Bridgeholme has the potential to serve as an outstanding family home at the heart of one of the Aire Valley's most sought after villages.

- Four Double Bedrooms & Two Bathrooms
- Off-Street Parking
- Versatile Living Spaces
- Picturesque Setting

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Vestibule

6'0 x 3'5 (1.83m x 1.04m)

With a glazed door leading to:

Dining Hall

17'10 x 14'1 (5.44m x 4.29m)

An inviting dining hall that connects the entirety of the ground floor accommodation, featuring a gas fire with marble and tiled surround plus hearth, dado rail and a bay window that provides an ample amount of natural light.

Sitting Room

18'2 x 10'6 (5.54m x 3.20m)

With three display alcoves and a picture rail, this characterful reception room includes a gas fire with stone hearth and a bay window to the front elevation.



Nestled at the heart of the village, Bridgeholme is situated within strolling distance of local amenities as well as scenic riverside walks.



Snug/Study

9'7 x 9'2 (2.92m x 2.79m)

Located off the dining hall and including a window to the front elevation.

Inner Hall

With stairs leading to the first floor and a door giving access to a useful storage cellar.

Store Room

9'9 x 8'1 (2.97m x 2.46m)

With a Belfast sink.

Side Entrance Hall

With a dado rail.

Cloakroom

Comprising a hand wash basin and w.c.

Dining Kitchen

17'7 x 17'4 (5.36m x 5.28m)

A standout feature is the sizeable dining kitchen with exposed beams, which enjoys plenty of natural light via a large window to the side elevation. Including a good range of base and wall units with coordinating work surfaces along with appliances such as an oven, four ring gas hob with hood over, Rayburn Range (decorative purposes only), space for a fridge and plumbing for a washing machine.

First Floor

Landing

Approached via a wide staircase with half-landing featuring a stunning stained glass window and exposed beams.

Bedroom

18'2 x 10'6 (5.54m x 3.20m)

An ample double bedroom enjoying an outlook towards the River Aire.

En Suite

Comprising a walk-in shower, hand wash basin, recessed wardrobe and a linen cupboard.

Bedroom

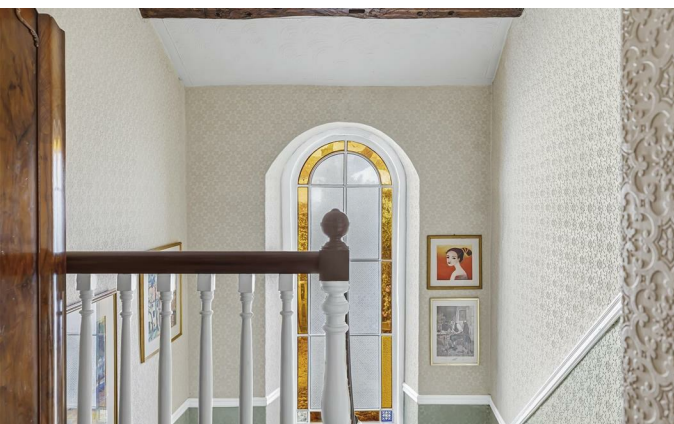
14'6 x 14'3 (4.42m x 4.34m)

A second double bedroom featuring fitted wardrobes with store cupboards over and two windows to the front elevation.

Bedroom

18'8 x 9'6 (5.69m x 2.90m)

A sizeable double bedroom including a fitted store cupboard and a window to the front elevation.



Upper Landing

8'4 x 7'3 (2.54m x 2.21m)

With an airing cupboard, linen cupboard and hatch to the loft.

Bedroom

17'11 x 8'9 (5.46m x 2.67m)

Another double bedroom, benefitting from a dual aspect.

Bathroom

9'8 x 8'3 (2.95m x 2.51m)

Comprising a bath with shower over plus glass screen, hand wash basin and w.c.

Outside

Garden

To the front of the property is a pretty, low-maintenance gravelled garden enclosed by iron railings.

Parking

Approached via an archway, to the rear of the property is a gravelled parking area for two cars that could serve as additional garden.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only.

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



This characterful, double-fronted home boasts an impressive amount of highly versatile accommodation.



GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



FIRST FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 2678 sq.ft. (248.8 sq.m.) approx.

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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