



25 High Street  
Gargrave



# 25 High Street, Gargrave, North Yorkshire, BD23 3RA

**Offers over: £285,000**

## LOCATION

Located in a private position in the heart of the popular village of Gargrave on the edge of the Yorkshire Dales National Park, approximately 5 miles from the market town of Skipton. The picturesque village of Gargrave offers a good range of local amenities including shops, pharmacy, café, restaurants, public houses, primary school and railway station. Its location on the A65 offers good commuting links by rail or road to Leeds, The Lake District and beyond.

## DESCRIPTION

25 High Street is a Grade II Listed property brimming with character and providing high quality two bedroom accommodation over three floors. On the ground floor there is a welcoming living/dining space with log burning stove, pantry and charming kitchen with range style oven and Belfast sink. The spacious master bedroom and house bathroom are located on the first floor with a second bedroom on the second floor with eaves storage. Outside there is a quintessentially English garden to the front with a summerhouse and decking area.

The property briefly comprises:

Entrance Lobby; Living/Dining Room with log burner; Kitchen with range style oven and Belfast sink; Pantry; Landing; Two Double Bedrooms; House Bathroom; Enclosed garden with Summerhouse and Decking Area.

Suitable for a variety of buyers, the property will be of interest to owner occupiers, first time buyers or those wishing to downsize. The property has most recently been a successful rental property.

## SERVICES

The property benefits from mains electricity, gas, water and drainage. The property is heated by a gas fired central heating system and has a log burning stove in the Living Room. None of the services have been tested and Purchasers are advised to make their own enquiries as appropriate.

## TENURE

The property is sold freehold with vacant possession upon completion.

## EPC

The property has an EPC rating of D (56).



COUNCIL TAX

The property is in Council Tax Band “D”. The normal charge for Band “D” properties in Gargrave, North Yorkshire for 2025/2026 is £2,432.52.

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DIRECTIONS

From Skipton take the A65 North towards Gargrave. Upon entering the village of Gargrave, proceed past the Coop and then take the next left turn. Parking is on street car parking. The property is accessed via a ginnel located on Gargrave High Street next to No 29. A For Sale board will be erected at the property.

WHAT3WORDS

///divisible.rollers.reap

VIEWING ARRANGEMENTS

Viewing strictly by appointment with sole selling agents, WBW Surveyors Ltd.

METHOD OF SALE

The property is offered for sale by private treaty although the Vendors reserve the right to conclude the sale by any other method. There is no forward chain.

OFFERS AND ENQUIRIES

25 High Street is available for sale at a guide price of £285,000. To make an offer or for further information please contact Rachel Atkinson or Lisa Bickerton on 01756 692900 or by email;

rachel.atkinson@wbwsurveyors.co.uk

lisa.bickerton@wbwsurveyors.co.uk

Particulars prepared April 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

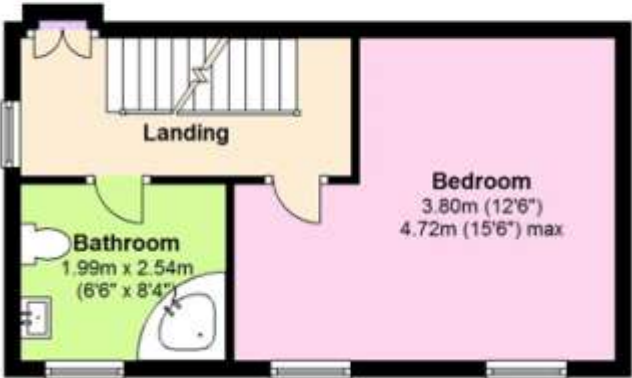
Second Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Not to scale - for identification purposes only





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North Yorkshire  
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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.