



**32 Marina Crescent, Skipton, BD23 1TR**

**Asking Price £195,000**

- END TERRACE
- QUIET CUL DE SAC SETTING
- RENOVATED TO A HIGH STANDARD
- NO CHAIN
- EXCELLENT TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- ENCLOSE FRONT AND REAR GARDENS
- RECENTLY REPLACED ROOF AND PORCH
- CLOSE TO AMENITIES
- EARLY VIEWING RECOMMENDED

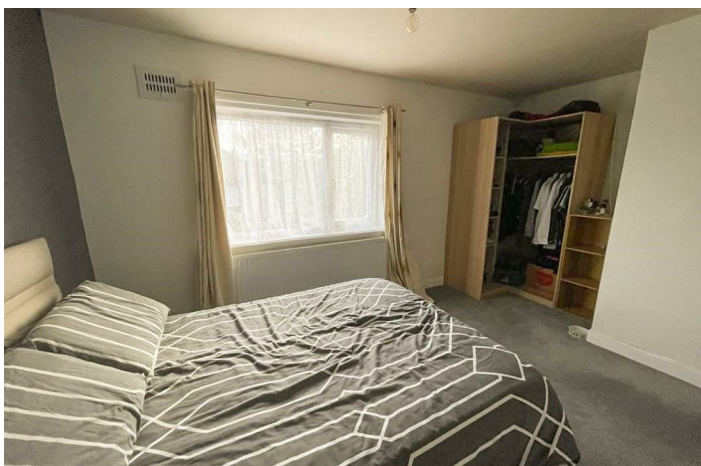


# Marina Crescent, Skipton, BD23 1TR

Pleasantly situated, CHAIN FREE, TWO DOUBLE BEDROOM, END TERRACE PROPERTY RENOVATED TO A HIGH STANDARD by its current owners. Set on the level at the end of a SMALL CUL-DE-SAC in a popular residential area just off Broughton Road. This traditional home includes ENCLOSED GARDENS TO FRONT AND REAR. The property also benefits from TRIPLE GLAZED WINDOWS and a NEWLY REPLACED ROOF AND PORCH.



Council Tax Band: B



## PROPERTY DETAILS

A pleasantly situated, chain free, two double bedroom, end terrace property, renovated to a high standard by its current owners. Set on the level at the end of a small cul-de-sac in a popular residential area just off Broughton Road. This traditional home includes enclosed gardens to front and rear together with gas central heating and triple glazed windows (installed 2021) along with new composite doors to both front and rear to include a covered rear porch. The property also benefits from a recently replaced roof and front porch.

The property is located only circa three quarters of a mile away from Skipton town centre amenities whilst the Leeds/Liverpool canal and the railway station are also nearby.

Highly recommended for inspection, the property comprises in further detail:

### GROUND FLOOR

#### COVERED ENTRANCE

With steps leading to a recently fitted composite and part glazed door.

#### ENTRANCE HALL

With double central heating radiator luxury vinyl tile flooring and staircase to the first floor.

#### LIVING ROOM

14'10" x 11'8"

with a sealed unit triple glazed splay bay window. Designer radiator. Living flame gas fire (fitted 2022) gas set on a granite effect base and matching inset with oak surround. Coved ceiling and carpet flooring.

#### FITTED KITCHEN

18'2" x 7'4"

with a range of quality high gloss base and wall units with wood effect worktop surfaces over, having tiled surrounds. 1½ bowl acrylic sink and drainer with mixer tap. Built-in Neff oven with matching combi microwave plus a Zanussi gas on glass hob with complimentary extractor fan above, fridge and freezer. Laminate tiled flooring. Integrated Neff washing machine. Designer central heating radiator. Recessed low voltage ceiling spotlights. Deep understairs built-in store place with electric light, a

cloaks rail and Worcester gas combination central heating boiler. LVT flooring. Triple glazed windows. Composite glazed external door to the rear garden via an open uPVC storm porch.

### FIRST FLOOR

#### LANDING

With sealed unit triple glazing to the side elevation. Access to fully boarded loft.

#### BEDROOM ONE

15'2" x 9'9"

with sealed unit triple glazing providing pleasant views. Double central heating radiator. Carpet flooring.

#### BEDROOM TWO

10'10" x 9'0"

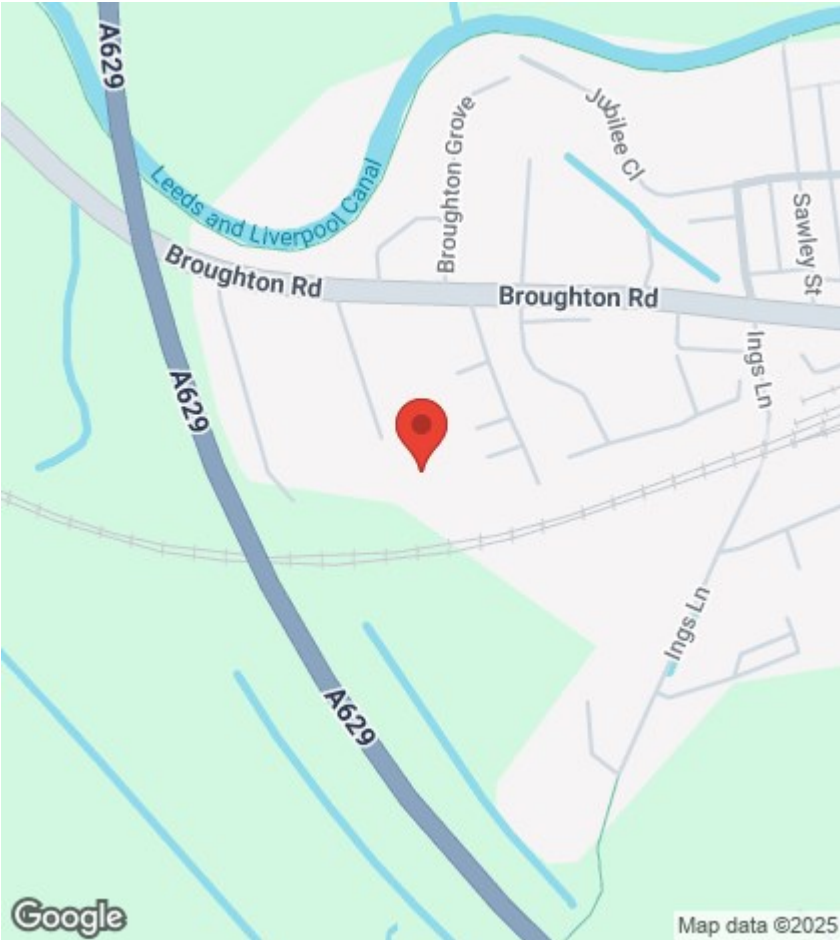
with triple glazed window to the rear elevation, central heating radiator and carpet flooring.

#### BATHROOM

With a three piece white suite comprising; panelled bath having screen and thermostatic shower together with pedestal wash basin and low suite W.C. Contrasting wall tiling. Hardwood flooring. Ladder central heating radiator in chrome finish. Walnut wood flooring.

#### OUTSIDE

With easily manageable enclosed front garden with lawn and flagged areas and enclosed flagged rear and side garden, having pressure treated fence and timber garden shed.



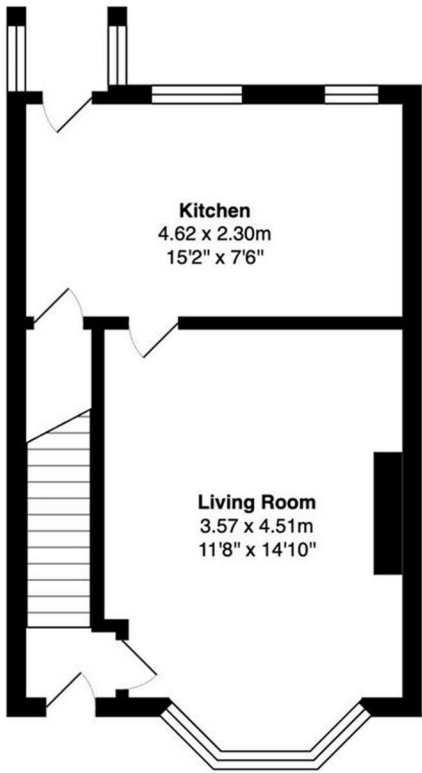
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

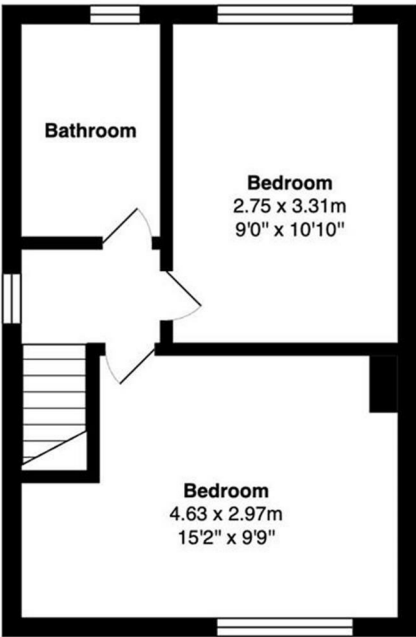
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor