



23 MARTON ROAD, GARGRAVE, SKIPTON,
BD23 3NN

£410,000



Fantastic four bedroom semi-detached home located in the popular village of Gargrave. Planned over three floors, this 1930's home is attractively presented with fabulous long distance views.

The pretty village of Gargrave on the edge of the Yorkshire Dales National Park and includes a train station with regular services to Skipton and onwards to Bradford and Leeds, primary school, a range of local shops including a supermarket, three public houses, active village hall, large village green, a church and a regular bus service. Only five miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market, provides comprehensive shopping and leisure facilities and is close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

The accommodation with gas fired central heating and UPVC double glazing, with approximate room sizes comprising:

Ground Floor

Entrance Hall

Upvc front door. Staircase leading to the first floor. Featured panelled wall on the staircase. Laminate flooring. Radiator.

Sitting Room

14'4 x 13'4 inc bay

Fireplace recess with a brick interior, a stone flagged hearth, a substantial timber over-mantel and a cast iron log burning stove. Built-in bespoke base cupboards to both side alcoves providing display surfaces and with fitted display shelves above. Varnished pine boarded flooring. Picture rails and ceiling cornices.

Dining Kitchen

22'0 x 12'4 max

Open plan kitchen/diner, ideal for modern day living. Range of wall and base units in grey with quartz work surface and stainless steel sink unit. Integrated appliances comprise:- dishwasher; Hotpoint cooker; microwave; grill; gas hob. Laminate flooring and doors to the garden. Window to the rear with stunning views. Useful understairs pantry area.

Side Entrance Hall

With a UPVC and sealed unit double glazed external door. Access door to utility room.

WC

Low suite w.c. with pedestal hand basin. Radiator. Tiled floor.

Utility Room

Cupboard housing gas-fired central heating boiler. Plumbing for automatic washing machine. Space for dryer. Door to garage store.

Garage Store

Useful storage area with access via an up-and-over door or through the utility room.

First Floor

Landing

Airing/store cupboard. Radiator. Good sized window. Stairs to second floor.

Bedroom One

14'4 x 12'11 inc bay

Bay window with views to the fields. Built in wardrobes. Radiator.

Bedroom Two

12'8 x 11'5

A good sized double bedroom with window allowing for the views to be admired. Radiator.

Bedroom Three

8'4 x 6'11

A perfect home nursery or office with field views out the window. Radiator.

Bathroom

Modern fitted three piece white suite comprising:- bath with shower attachment; hand basin with vanity unit; low suite WC. Lovely views out of the two windows. Contemporary grey tiled flooring with part tiled walls in white. Chrome heated towel rail.

Second Floor

Bedroom Four

16'3 x 14'0 max

A delightfully spacious bedroom with windows that offer beautiful views. Two radiators.

Outside

To the back of the property is a decked seating area that creates the perfect space to enjoy the views. Steps leading down to a tiered garden area. To the front is a pebbled drive area for 2 cars with large wooden gate.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: D

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment



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

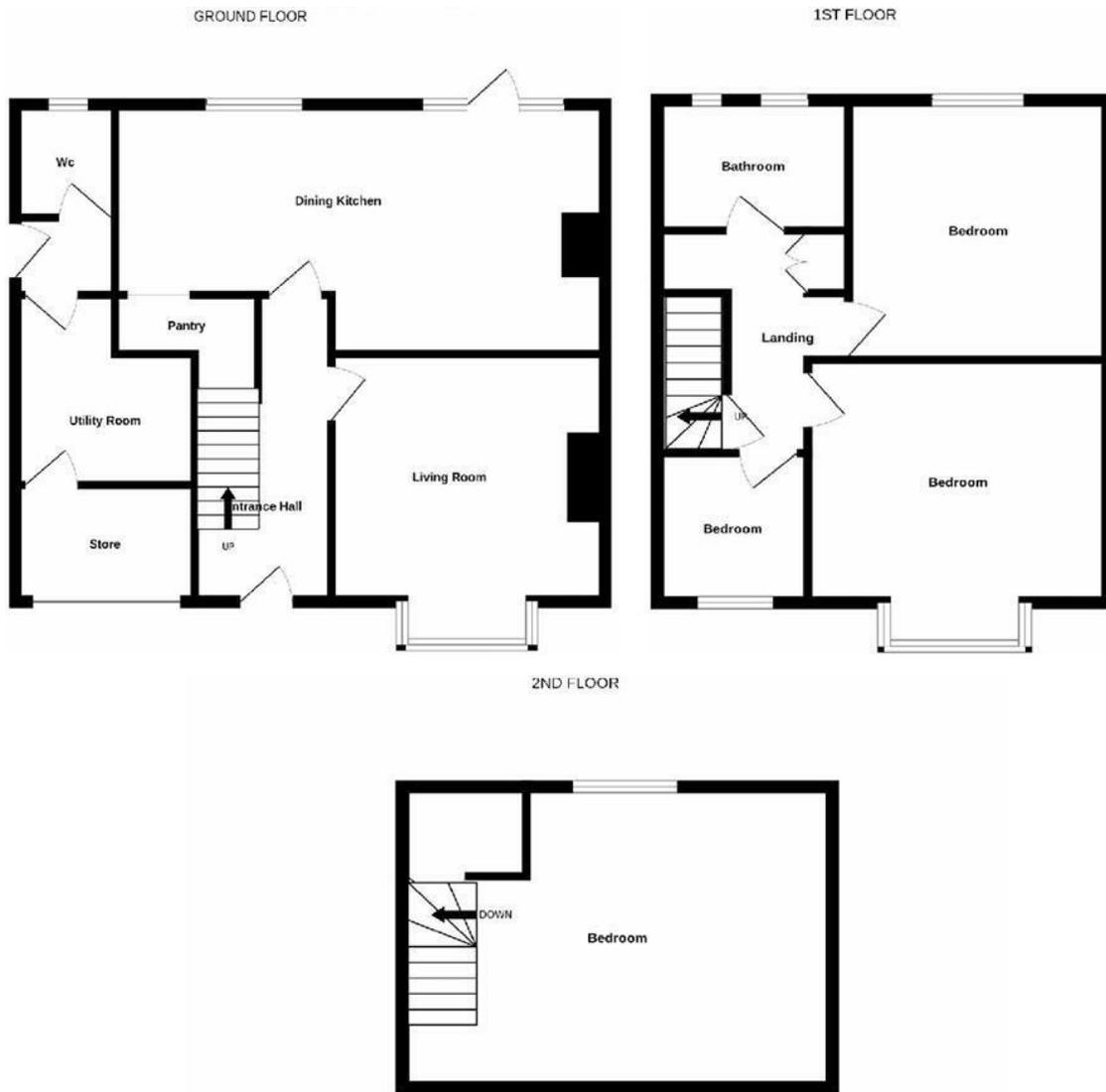
Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

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



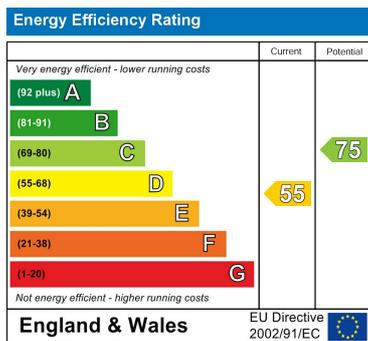


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

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.