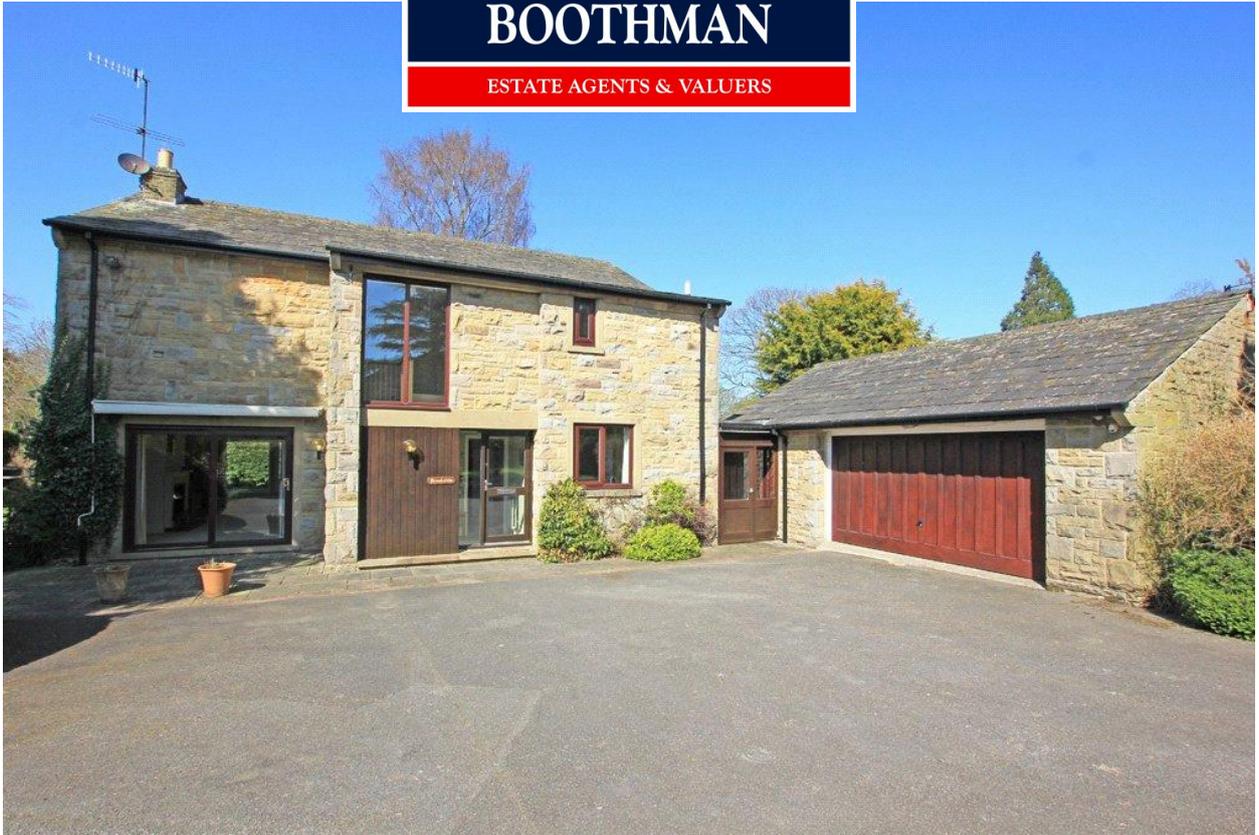


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



10 Marton Close, Gargrave, Skipton,
North Yorkshire BD23 3PG
Asking Price: £695,000



+ 4



+ 2



- An outstanding individual stone detached property
- Four bedrooms including an en-suite
- Delightful large enclosed private gardens
- Envious level location

This outstanding individual four bedroomed en-suite stone detached house enjoys a truly enviable level location standing in particularly large enclosed landscaped gardens extending to four sides providing a very attractive feature, offering a delightful degree of privacy whilst also including a generous driveway to an adjoining double garage.



Certainly providing a superb opportunity, this unique property is situated in an exclusive cul-de-sac, close to beautiful open countryside whilst only a few minutes walking distance away from all local amenities in Gargrave village centre.

Including gas central heating, UPVC sealed unit double glazing, a security alarm and fine views at the rear beyond parkland towards the banks of the River Aire, this very desirable property is strongly recommended indeed for inspection.

With so much to commend it, this very appealing property comprises briefly:

An entrance hall, a cloaks/WC, a reception hall, a study, a full width living room, a separate dining room, a dining kitchen, a side entrance porch and a utility room whilst on the first floor is a master bedroom with an en-suite bathroom, three further bedrooms and a house bathroom. There are extensive generally level enclosed established gardens extending to four sides and providing a very attractive feature whilst enjoying a delightful degree of privacy. A generous private tarmac driveway provides parking and turning for several vehicles. There is an adjoining double garage and an integral garden store.

Surrounded by beautiful open countryside adjacent to the River Aire and the Leeds/Liverpool canal, the very popular village of Gargrave is served by a good variety of local amenities including everyday shops, a Co-op, a chemist, a primary school, a Church, public houses/restaurants, a village hall, community events, sports clubs, a bus service and a railway station offering a regular service to Skipton, Keighley, Bradford and Leeds together with the scenic Settle to Carlisle line.



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The historic market town of Skipton known as the 'Gateway to the Dales' is only circa four miles away providing extensive shopping and recreational facilities together with excellent secondary schooling.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

This exceptional property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With a traditional hardwood and sealed unit double glazed front entrance door including a matching adjacent window. Central heating radiator. Karndean flooring.

CLOAKS/WC

With a two piece white suite comprising a pedestal wash basin and a low suite WC. Half height tiling to one wall. Sealed unit double glazing. Central heating radiator. Karndean flooring. Built-in cloaks/store cupboard.

RECEPTION HALL

With a central heating radiator. Staircase to the first floor including a spindled balustrade.

STUDY

11' x 6' with UPVC sealed unit double glazing, a double central heating radiator and the security alarm control.

FULL WIDTH LIVING ROOM

21'10" x 12'8" with UPVC sealed unit double glazing to front and rear elevations, the former comprising a patio door to the delightful front garden. Double and single central heating radiators. Adam style surround to a fireplace with a fluted interior and a living gas open coal fire including a polished inner canopy with a marble tiled hearth. Fitted individually crafted base cupboard with drawers and display recesses including a matching display surface with bookshelves above.

DINING ROOM

14'5" x 11' with UPVC sealed unit double glazing and a double central heating radiator.

DINING KITCHEN

17'6" x 10'6" with a range of base and wall units providing cupboards, drawers and oak style worktop surfaces including tiled surrounds together with a matching peninsular unit. One and a half bowl stainless steel sink and drainer with a waste disposal unit. Cannon oven and grill with a four ring gas hob having an

extractor hood above. Fitted breakfast bar in oak style. Central heating radiator. Bosch dishwasher. UPVC sealed unit double glazing to two sides.

SIDE ENTRANCE PORCH

With traditional partly glazed external doors to front and rear elevations. Stone flagged flooring. Access door also to the:

UTILITY ROOM

With fitted base and wall cupboards. Stainless steel sink and drainer. Wall mounted gas central heating boiler. UPVC sealed unit double glazing. Access door to the:

ADJOINING DOUBLE GARAGE

FIRST FLOOR

LANDING AND HALF LANDING

With UPVC sealed unit double glazing, spindled balustrades, built-in storage and a central heating radiator. Built-in floor to ceiling linen cupboard including the hot water cylinder.

MASTER BEDROOM

21'9" x 10'8" With UPVC sealed unit double glazing to two sides. Fine views at the rear across parkland towards the banks of the River Aire. Two central heating radiators.

EN-SUITE BATHROOM

With a quality four piece white suite comprising a panelled bath having a screen and a thermostatic shower together with a bidet, a low suite WC and a hand wash basin which is semi-recessed into a vanity cabinet unit also incorporating a granite effect worktop. Contrasting full height wall tiling. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Recessed low voltage ceiling spotlights.

BEDROOM TWO

12'8" x 10'9" with UPVC sealed unit double glazing to two sides. Fine views at the rear across parkland towards the banks of the River Aire. Double central heating radiator.

BEDROOM THREE

10'11" x 9'8" with UPVC sealed unit double glazing providing fine views at the rear as above. Central heating radiator.

BEDROOM FOUR

12'7" x 10'7" (maximum) With UPVC sealed unit double glazing and a central heating radiator. Fitted display unit.

HOUSE BATHROOM

With a quality three piece suite comprising a corner bath having a folding screen and a thermostatic shower together with a low suite WC incorporating a concealed cistern and a hand wash basin which is semi

recessed into a cabinet unit with a worktop. Contrasting full height wall tiling. UPVC sealed unit double glazing. Central heating radiator. Shaver point. Fitted mirror. Fitted ceiling spotlights.

OUTSIDE

There are extensive generally level enclosed established gardens extending to four sides, providing a very appealing feature whilst enjoying a delightful degree of privacy. The gardens include lawns, colourful flowerbeds, a variety of bushes, conifers and trees, a garden pond and flagged patios offering very pleasant sitting out areas. The patio to the front of the house has the advantage of a sun canopy. Stone boundary walling and fencing enhances privacy for the gardens.

A GENEROUS PRIVATE TARMAC DRIVEWAY

Provides parking and turning for several vehicles.

ADJOINING DOUBLE GARAGE

17'9" x 17'8" with a remote control double up/over door, an electric light, electricity sockets, UPVC sealed unit double glazing, a cold water tap and pitched roof storage.

INTEGRAL GARDEN STORE

Including an electric light.

INTEGRAL BIN STORE

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: G

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

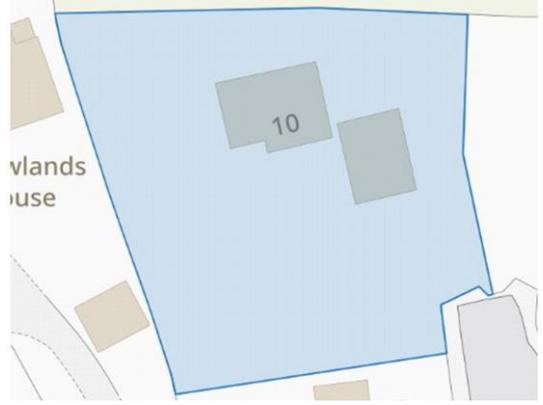
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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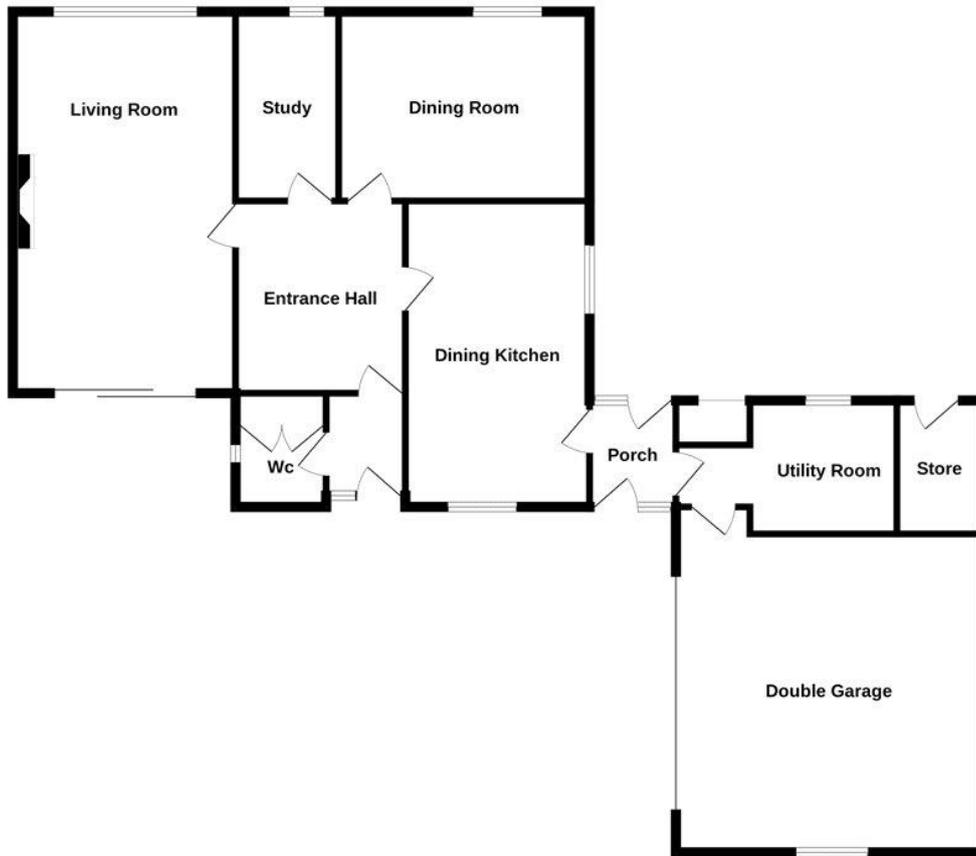
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



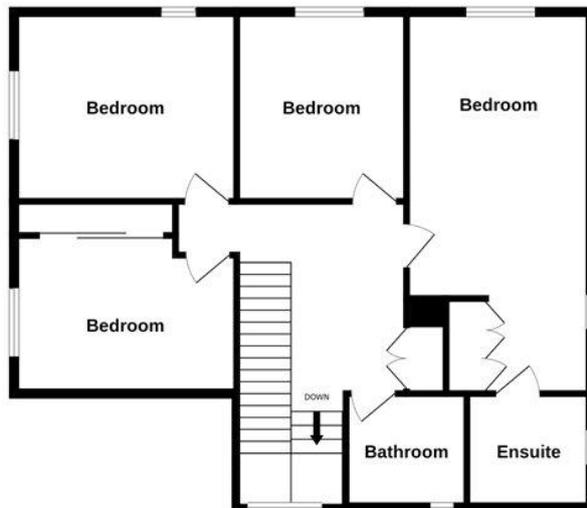




GROUND FLOOR



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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Energy performance certificate (EPC)

10 Marton Close Gargrave SKIPTON BD23 3PG	Energy rating D	Valid until: 21 May 2033
		Certificate number: 0360-2772-7250-2927-2665

Property type	Detached house
Total floor area	165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.