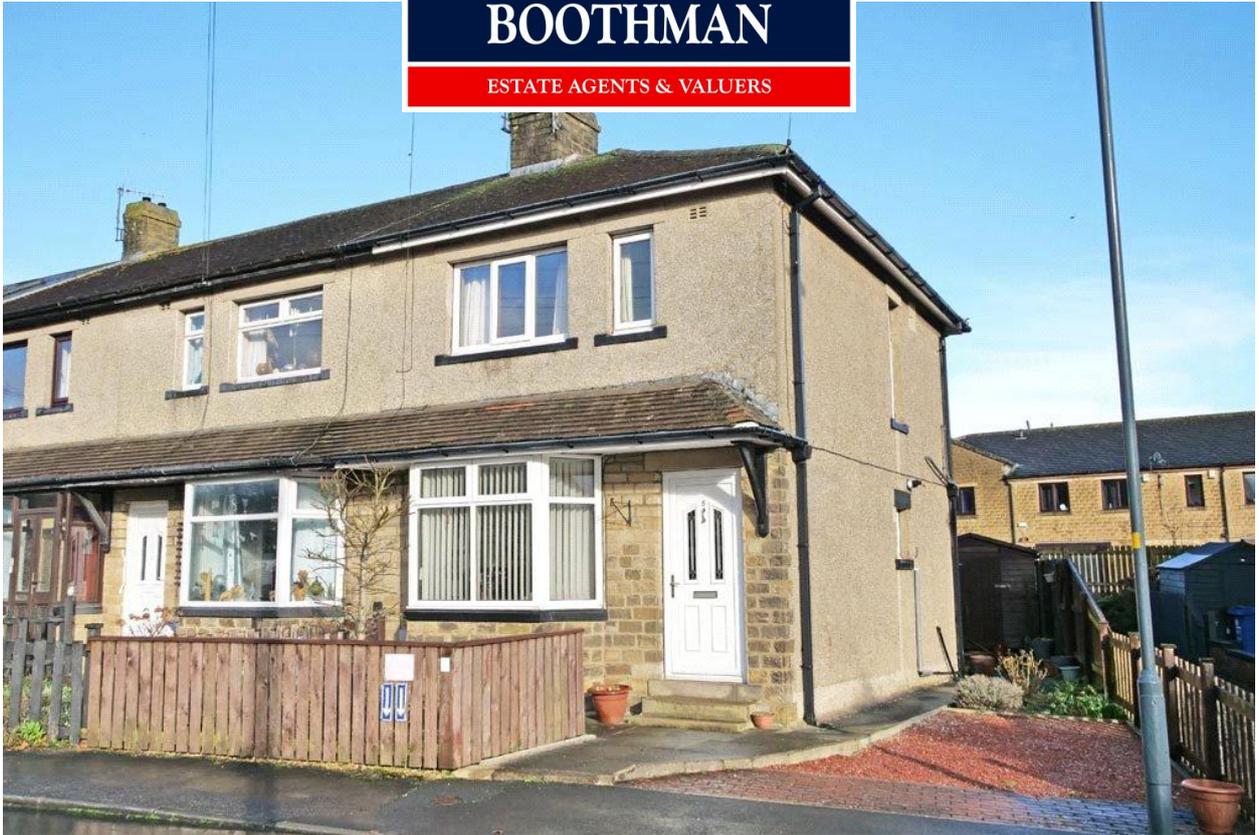


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Marina Crescent, Skipton, North
Yorkshire BD23 1TR
Asking Price: £185,000



+ 3



+ 1



- Three Bedroom End Terrace
- Private Driveway
- Rear Patio Garden
- UPVC Sealed Unit Double Glazing
- Gas Central Heating

Including private driveway and a flagged rear yard/sitting out area together with the advantages of gas central heating, UPVC sealed unit double glazing, this traditional three bedroomed 'end of four' terraced house is very strongly recommended indeed for inspection.



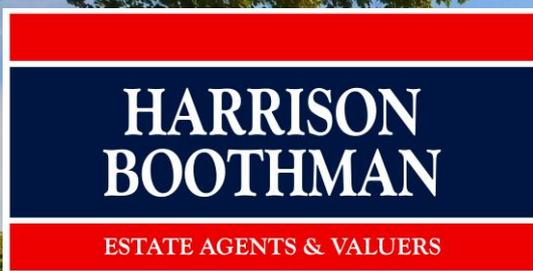
This well-equipped and very appealing home is pleasantly situated on the level in a small cul-de-sac within a popular residential area just off Broughton Road. Skipton town centre shops, amenities, and services are less than one mile away whilst beautiful open countryside, the Leeds/Liverpool canal, Aireville Park and the railway station are also nearby.

Certainly providing an excellent opportunity, the property comprises very briefly:

An entrance hall, a living room and a dining kitchen with light wood style units and a pantry/store place whilst on the first floor are three bedrooms and a three-piece shower room with walk in shower enclosure. To the front of the house is a private driveway. There is an easily manageable flagged rear yard including a timber garden shed.

The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping, and recreational facilities. The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week.

The town offers an excellent mix of independent shops, pubs, and cafés in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever-increasing degree of tourism. In



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



addition, the beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

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

The property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door. Central heating radiator. Stairs leading to first floor landing.

LIVING ROOM

12'06" x 11'10" With UPVC sealed unit double glazed bay window. Central heating radiator. Timber fireplace with granite hearth and interior housing coal effect gas fire. Picture rail.

DINING KITCHEN

13'08" x 11' With light wood fronted base units incorporating granite effect worktop surfaces. Stainless steel sink and drainer unit. Built in alcove cupboards. Electric cooker point. Plumbing for an automatic washing machine. Central heating radiator. Gas fire. UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door. Tile effect floor.

PANTRY/ STORE PLACE

With UPVC sealed unit double glazing. Wall mounted gas combination boiler.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Spindel balustrade. Loft access.

BEDROOM ONE

13'05" x 8'11" With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM TWO

10'06" x 9' With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM THREE

8'07" x 6' (Maximum) With UPVC sealed unit double glazing. Central heating radiator.

SHOWER ROOM

Well-appointed three-piece white suite comprising low suite w/c, pedestal hand wash basin and walk in shower enclosure housing thermostatic shower. Full height wall tiling and floor tiles. UPVC sealed unit double glazing. Central heating radiator. Built in linen cupboard.

OUTSIDE

To the front of the property is a small, pebbled garden and a PRIVATE DRIVEWAY.

There is an easily manageable flagged rear yard including a timber garden shed.

COUNCIL TAX BAND

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

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.

Ref: AJT180226

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



Energy performance certificate (EPC)

5 Marina Crescent SKIPTON BD23 1TR	Energy rating D	Valid until: 18 February 2036
		Certificate number: 9711-3059-8202-3866-2204

Property type	End-terrace house
Total floor area	69 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		78 C
55-68	D	64 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.