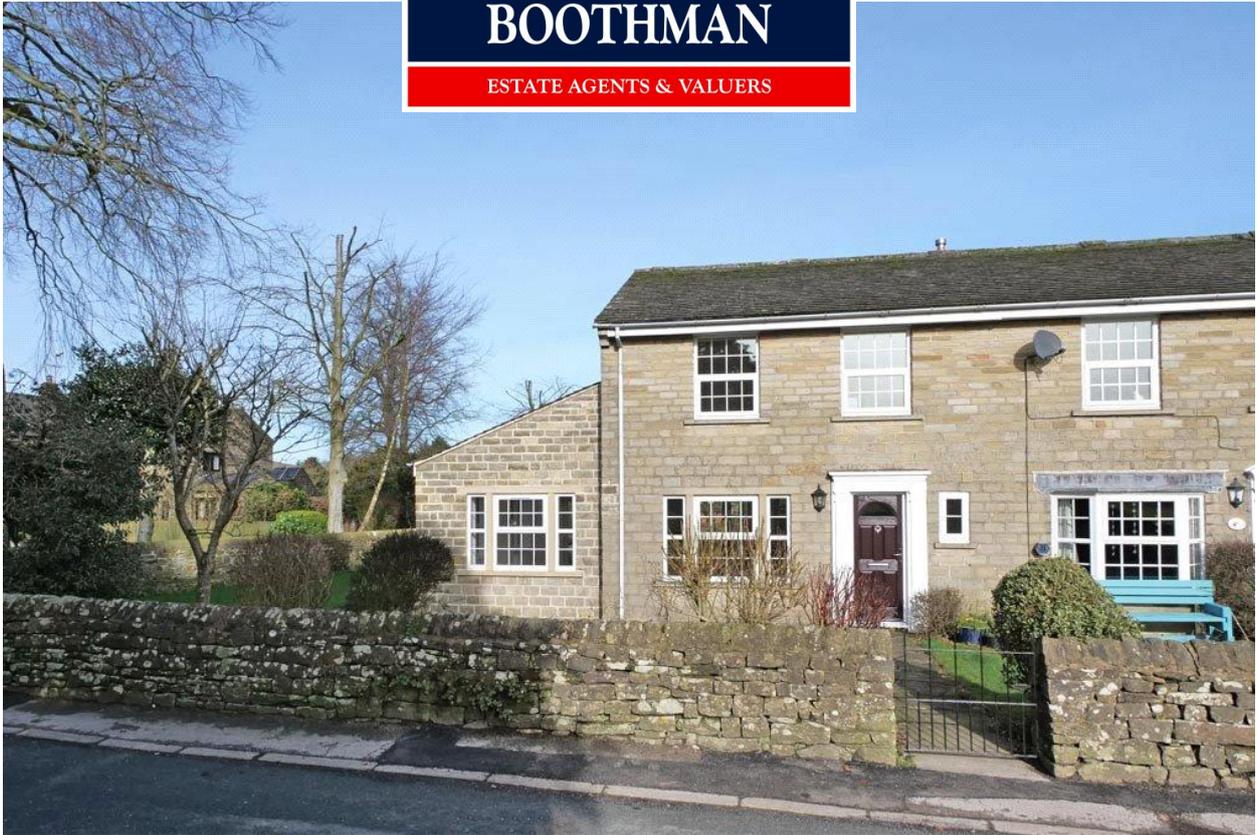


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Marton Close, Gargrave BD23 3PG  
Asking Guide Price: £485,000



+ 3



+ 1



- No Forward Chain
- Spacious Living/Dining Kitchen
- Imaginatively Extended
- Private Driveway
- Garage
- Lawned Gardens

NO FORWARD CHAIN

Certainly providing a unique opportunity, this truly outstanding individual three-bedroom townhouse provides imaginatively extended and spacious three bedroomed accommodation of exceptional merit which



has recently been the subject of a complete comprehensive modernisation scheme carried out in accordance with a superior specification and meticulous attention to detail.

Pleasantly situated on the south side of the river overlooking fields and within a short level walk of all local amenities within this sought after village, including the great advantage of a single garage in a separate block nearby, this delightful home includes garden areas to the front, side and rear and is situated entirely on the level within this small cul-de-sac just off Marton Road.

This superbly appointed and beautifully presented property includes quality contemporary fittings and fixtures throughout together with gas central heating, UPVC sealed unit double glazing, oak internal doors, neutral décor, and carpets throughout and an internal inspection is certain to impress. Comprising briefly:

An entrance hall, a downstairs w/c, a spacious family living/dining kitchen superbly appointed with a stylish range of quality contemporary units with contrasting granite worktops, built-in Neff appliances and French doors giving access to the delightful rear garden. This room is also open through to a further living/ garden room. Whilst on the first floor a landing including built in airing cupboard leads to three well planned bedrooms with the master bedroom including a range of quality fitted wardrobes and a contemporary three-piece shower room incorporating large walk-in shower enclosure. Externally the property includes low maintenance gardens to three sides and a private parking space, there is also a further private driveway leading to garage in a block nearby.

On the route of both the River Aire and the Leeds/Liverpool canal, the popular and sought after village of Gargrave is surrounded by beautiful open countryside and is only circa four miles away from the historic



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



market town of Skipton. The village offers a variety of everyday shops and amenities including a post office, a 'Co-operative Food' grocery store, a well-regarded primary school and nursery, a Church, a village hall, a good selection of places to eat and drink and also the great advantage of a railway station. The village is blessed with many delightful walks, including scenic level routes along both the river and also the canal towpath.

The historic market town of Skipton known as the 'Gateway to the Dales' is 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 also within comfortable daily commuting distance.

Available for immediate occupation and with no forward chain, this impressive home comprises in further detail:

#### GROUND FLOOR

##### ENTRANCE HALL

With composite front entrance door. Staircase leading to the first-floor landing including useful storage underneath. Tiled threshold. Recessed ceiling spotlights. Central heating radiator.

##### DOWNSTAIRS W/C

Superbly appointed contemporary three-piece white suite comprising low suite w/c and hand wash basin set on vanity cabinet. Half height wall tiles and contrasting floor tiles. Extractor fan. Recessed ceiling spotlights. Central heating towel radiator in chrome finish. UPVC sealed unit double glazing. Recessed ceiling spotlights.

##### SPACIOUS LIVING/ DINING KITCHEN

25'10" x 17'09" (Both Maximum) Superbly appointed quality contemporary extensive range of light grey fronted base and wall units with contrasting white granite worktop surfaces and matching upstands extending into windowsill. Inset stainless steel sink with drainer grooves in worktop surfaces. Built in Neff electric oven. Built in Neff Microwave. Neff four ring induction hob with extractor above. Built in Neff dishwasher. Built in Neff fridge and freezer. Tiled flooring. Tall central heating radiator. Central heating radiator. Central heating towel radiator in chrome finish. Recessed ceiling spotlights. Dual aspect UPVC sealed unit double glazing. UPVC sealed unit double glazed patio doors leading to rear garden. Open through to:

##### LIVING/ GARDEN ROOM

22' x 10'08" With dual aspect UPVC sealed unit double glazing enjoying views over the garden. UPVC sealed unit double glazed patio doors leading to the rear garden. Two Velux windows. Two central heating radiators. Recessed ceiling spotlights.

#### FIRST FLOOR

## LANDING

With spindle balustrade. Built in airing cupboard housing wall mounted Worcester Gas combination boiler. Ladder access leading to loft storage. Recessed ceiling spotlights.

## BEDROOM ONE

12'04" x 11'06" With UPVC sealed unit double glazing enjoying fine long-distance views over open fields to the front. Central heating radiator. Recessed ceiling spotlights. Quality range of fitted wardrobes.

## BEDROOM TWO

11'05" x 9'05" With UPVC sealed unit double glazing. Central heating radiator. Recessed ceiling spotlights.

## BEDROOM THREE

8'05" x 6'07" With UPVC sealed unit double glazing enjoying fine long-distance views over open fields to the front. Central heating radiator. Recessed ceiling spotlights.

## SHOWER ROOM

Superbly appointed quality three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet and large walk-in shower enclosure housing thermostatic shower. Full height contemporary wall tiling and contrasting wall tiling. Granite windowsill. Ladder central heating radiator in chrome finish. Recessed ceiling spotlights. Extractor fan.

## OUTSIDE

The property includes low maintenance lawned gardens to three sides, providing a pleasant sitting out area, with planted borders to the front and small boundary hedging to the rear.

There is also a thoughtfully designed gated parking area set within the lawn, underlaid with specialist matting.

PRIVATE DRIVEWAY leading to SINGLE GARAGE - (In separate block nearby)

## COUNCIL TAX BAND

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

## 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

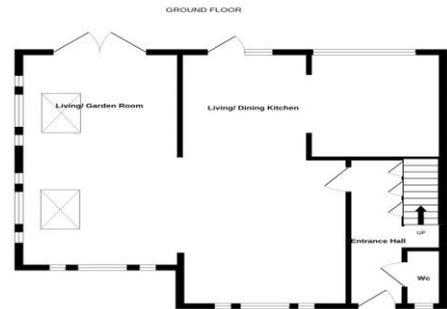
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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

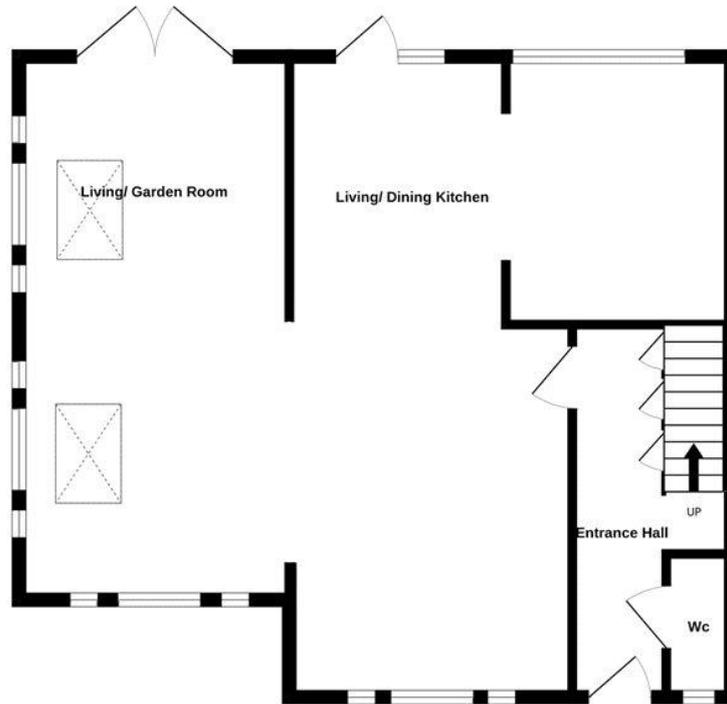
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



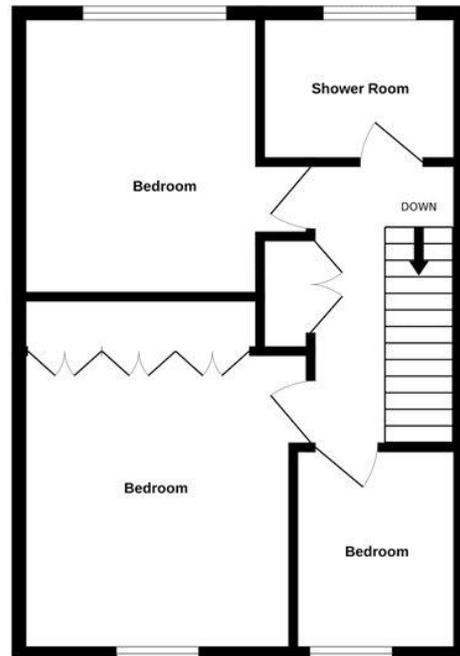


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GROUND FLOOR



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)

1 Marton Close Gargrave SKIPTON BD23 3PG	Energy rating <b>C</b>	Valid until: <b>17 February 2036</b>
		Certificate number: <b>6036-9122-1500-0833-9296</b>

Property type	End-terrace house
Total floor area	107 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	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.