



Guide Price £425,000

- Three bedroom detached property
- Spacious living accommodation throughout
- Envable location within Gargrave
- Garage and off street parking
- Front and rear gardens
- Stunning long distance views

39 Marton Road, Gargrave, Skipton, BD23 3NN

A three bedroomed detached property standing in good sized grounds. Located within a quiet end of Gargrave with views over the river to the rear. In need of some modernisation and offering good sized internal accommodation along with private parking and integral garage.

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Harrogate 27 miles, Skipton 5 miles, Leeds 31 miles (all distances approximate)

General remarks

Upon entering the property via the front elevation, you are welcomed into a front entrance porch, which leads through to the spacious open plan living and dining room. This inviting space features a gas fire set upon a marble effect hearth and benefits from a large front facing window, allowing an

abundance of natural light to flow throughout. An inner hallway, complete with a useful storage cupboard, provides access to the remainder of the accommodation. There are three bedrooms in total, including two generously sized double bedrooms situated to the rear of the property, and a third bedroom which offers space for a single bed but would also make an ideal home office or study. The shower room has been tastefully updated by the current owner and is fitted with a modern three piece suite comprising a walk in shower enclosure, low flush w.c., pedestal wash hand basin, radiator and extractor fan. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces over. Integrated appliances include a dishwasher, while further features include a double electric oven, electric hob with extractor hood above and a door providing convenient side access to the property.

The integral garage can be accessed directly from the kitchen and benefits from an electric up and over door, plumbing for a washing machine, and a separate w.c. fitted with a low flush w.c. and corner wash hand basin.

Externally, the property enjoys private off road parking via a tarmac driveway leading to the garage. The front garden is well maintained, featuring a lawned area complemented by mature shrubs and bushes. To the rear, a generous patio provides ample space for outdoor seating and entertaining, leading down to a beautifully maintained lawned garden with established planting, a summerhouse, and greenhouse. A gate at the foot of the garden provides access to a charming woodland area that extends down towards the river, creating a picturesque and tranquil setting.

Directions

Enter Gargrave village from Skipton and turn left over the bridge onto Church Street follow then after 0.1 miles, turning right onto Marton Road. Follow the road for around half a mile, then the property will be easily identified on the right hand side by our Dacre, Son & Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is a private driveway leading to the garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

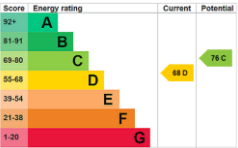
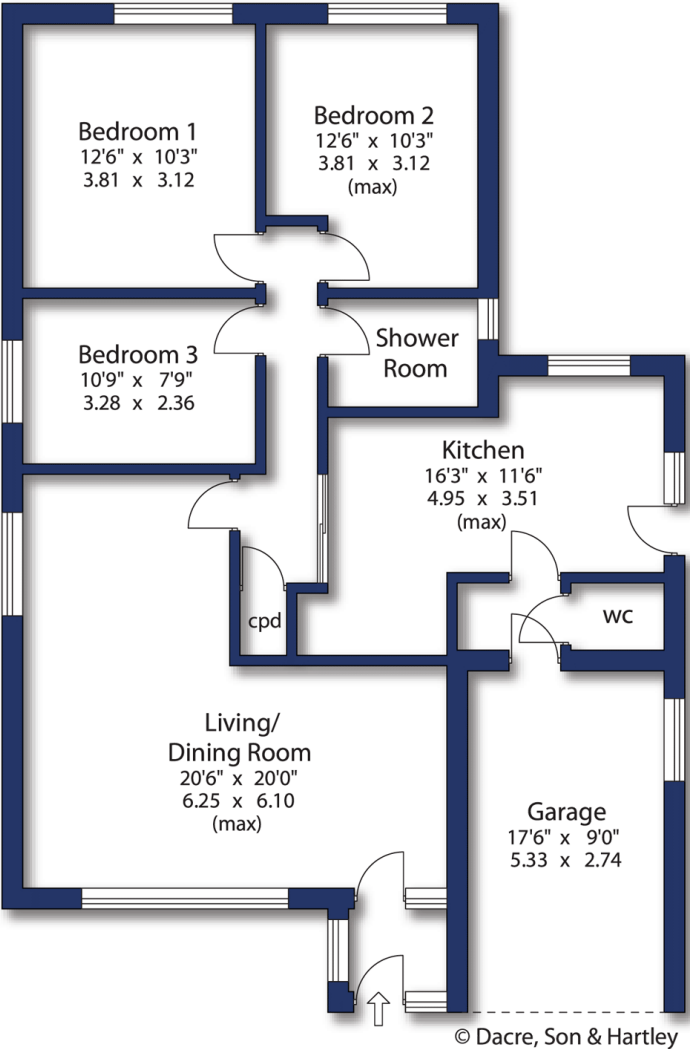
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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