



House - Terraced (EPC Rating: D)

**44 MARINA CRESCENT, SKIPTON, BD23 1TR**

**£189,950**



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1



1



D

**CARLINGJONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

# A recently refurbished two double bedroom mid terraced property, with gas central heating, uPVC glazed windows throughout and a front and rear garden area.

## LOCATION

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

## DESCRIPTION

A recently refurbished two double bedroom mid terraced property, with gas central heating, uPVC glazed windows throughout and a front and rear garden area.

In more detail the property comprises:

### ENTRANCE LOBBY

Accessed via a timber front door, with stairs leading up to the first floor landing and door leading into the living room.

### LIVING ROOM

**3.92m x 3.58m (max) (12'10" x 11'8" (max))**

With bay window, wall lighting and feature living flame gas fire with timber surround. Door leading into the breakfast kitchen.

### BREAKFAST KITCHEN

**4.62m x 2.29m (15'1" x 7'6")**

Comprising a range of fitted light grey wall and base units, with white work surfaces with integrated single drainer sink with mixer tap. White glass 4 ring gas hob under a white chimney style extractor fan. Integrated eye level white oven, integrated dishwasher and integrated washing machine. Wall

mounted Worcester Greenstar gas combination boiler. uPVC half glazed door leads out to the rear garden and door leads to the under stairs storage area.

### FIRST FLOOR LANDING

Stairs from the entrance lobby lead to the first floor landing with doors leading to the two bedrooms and the bathroom. Loft access hatch in the ceiling.

### BEDROOM 1

**3.62m x 3.02m (plus built in wardrobe) (11'10" x 9'10" (plus built in wardrobe))**

Good sized double bedroom with window overlooking the front garden. Built in wardrobe with sliding doors.

### BEDROOM 2

**3.28m x 2.70m (10'9" x 8'10")**

Another double bedroom with window overlooking the rear garden.

### BATHROOM

Comprising a white panel bath with mixer tap, thermostatic shower and glazed shower screen. White pedestal wash hand basin with mixer tap and dual flush WC. Part tiled walls and tiled floor covering. Chrome ladder style towel heater.

### OUTSIDE

To the front of the property there is a paved garden with flower beds. To the rear of the property there is a raised decking area and steps down to a lower garden with established beds. The property also benefits from ownership of half of the width of the private road immediately to the rear of the garden and has previously been used by the current owner as a parking space.

### TENURE

Freehold

### COUNCIL TAX

Band B



## VIEWINGS

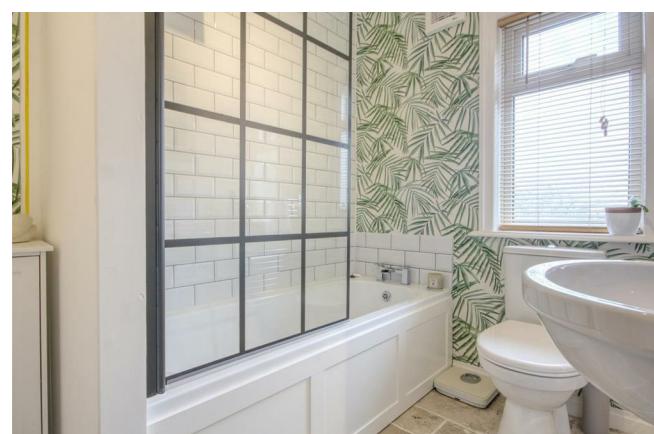
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

## SERVICES

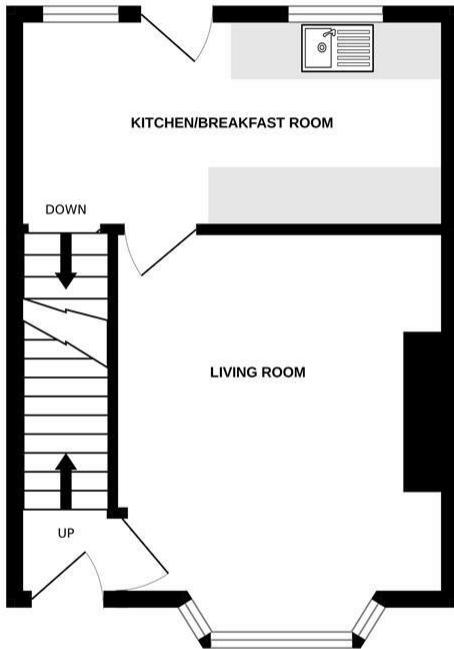
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## AGENTS NOTE & DISCLAIMER

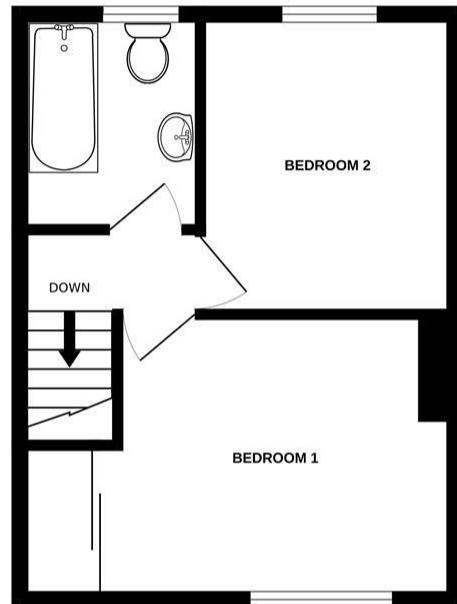
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



## GROUND FLOOR



## 1ST FLOOR

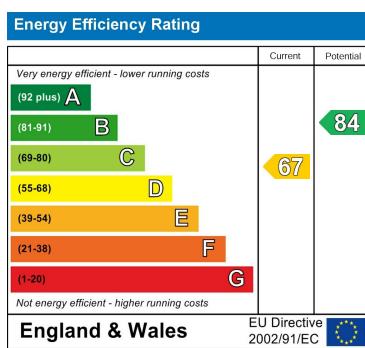


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

## Energy Performance Graph



Call us on

01756 799163

sales@carlingjones.co.uk

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