



## Tile Close, Skipton, BD23 2LG

Asking Price £164,999

- TWO BED TOWN HOUSE
- QUIET CUL DE SAC SETTING
- FRONT AND REAR GARDEN AREAS
- DOUBLE GLAZING
- IDEAL FTB OR INVESTOR PROPERTY
- NO UPPER CHAIN
- ALLOCATED CAR PARKING
- CLOSE TO AMENITIES
- CENTRAL HEATING
- EARLY VIEWING RECOMMENDED

# 11 Tile Close, Skipton BD23 2LG

This SUPERBLY APPOINTED, INDIVIDUAL, TWO BEDROOMED INNER TOWN-HOUSE is offered with NO UPPER CHAIN. Pleasantly SITUATED ON THE LEVEL in a SMALL CUL-DE-SAC just off Shortbank Road. The property enjoys an EASY TO MAINTAIN FRONT GARDEN, a WELL-PROPORTIONED PAVED REAR GARDEN and ALLOCATED CAR PARKING PROVISION.



Council Tax Band: B



## PROPERTY DETAILS

This superbly appointed, individual, two bedroomed inner town-house is offered with no upper chain. Pleasantly situated on the level in a small cul-de-sac just off Shortbank Road. Providing well equipped accommodation including gas central heating together with UPVC sealed unit double glazing. Being approx. ¾ mile away from Skipton town centre amenities whilst the moors and beautiful open countryside are also nearby.

The property offers very briefly: entrance hall, living room and dining kitchen, which is well equipped with pine fronted units including built-in appliances. On the first floor are two bedrooms and a house bathroom which incorporates a three piece white suite. There is an easy to maintain front garden and a well-proportioned paved rear garden with mature borders and timber shed. The property also includes allocated car parking provision.

The historic market town of Skipton provides extensive shopping and recreational facilities together with excellent primary and secondary schooling.

The historic market town of Skipton, known as the 'Gateway to the Dales', 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 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.

With much to commend it, the property comprises in further detail:

### ENTRANCE HALL

With a traditional UPVC front entrance door including leaded sealed unit double glazing. Double central heating radiator. Staircase to the first floor.

### LIVING ROOM

14'6" x 9'4"

with UPVC sealed unit double glazing. Central

heating radiator. Electric fire set on a feature surround. Wall light points. Deep built-in under stairs store place.

### DINING KITCHEN

12'8" x 6'9"

well equipped with a range of pine fronted base and wall units including contrasting worktop surfaces with tiled surrounds. 1½ bowl acrylic sink and drainer. Built-in electric oven with a matching four ring gas hob with concealed extractor above, washing machine and fridge. Vinyl flooring. Central heating radiator. Ceiling light. UPVC sealed unit double glazing and a matching external door leading out to the rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

10'4" x 9'7"

with UPVC sealed unit double glazing. Central heating radiator. Deep built-in store cupboard above the stairwell and built in storage. Carpet flooring. Open views.

#### BEDROOM TWO

11'2" x 6'9"

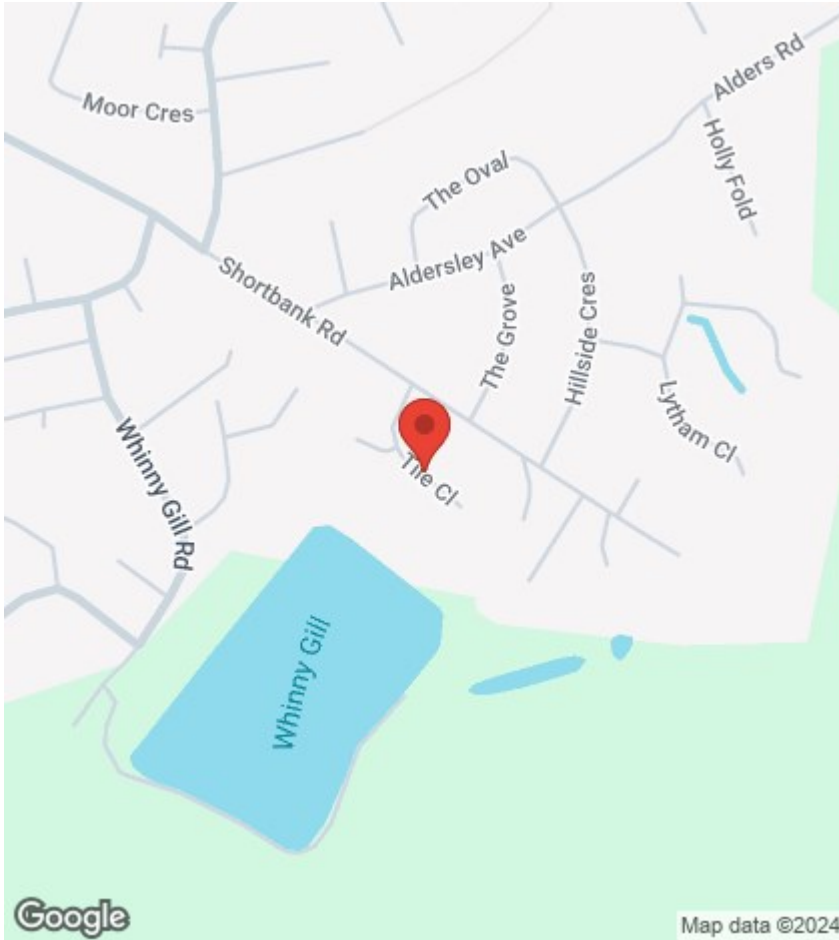
with UPVC sealed unit double glazing with views over the rear garden. Central heating radiator. Carpet flooring.

#### BATHROOM

With a white three piece white suite comprising; panelled bath with electric shower over and bi folding glass screen. Pedestal wash basin, low suite W.C. Part tiled walls. Tiled flooring. UPVC sealed unit double glazing. Central heating radiator. Vinyl floor covering.

#### OUTSIDE

There is an easy to maintain front garden which is laid to lawn with path leading to the front door. The rear garden is mainly paved and includes flowerbeds with a variety of bushes and shrubs. Timber garden shed.



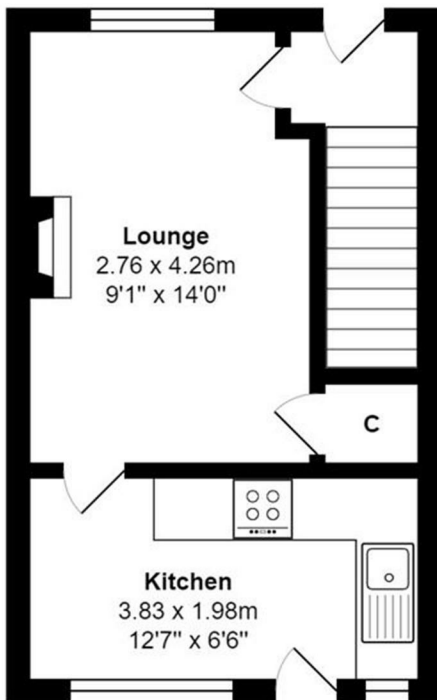
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

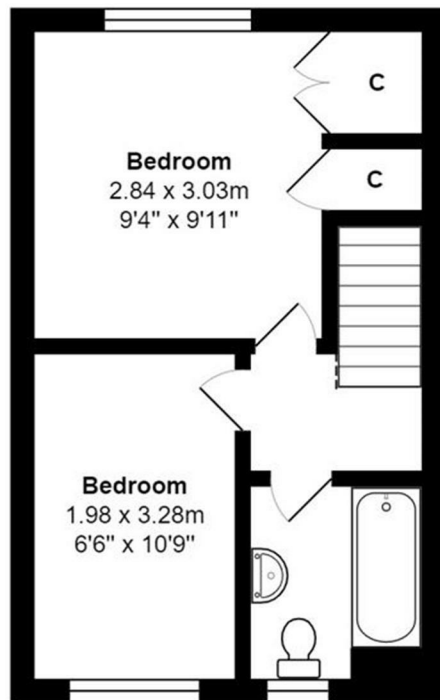
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>66</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>

All measurements are approximate and for display purposes only