



## Piece Fields, Threshfield, Skipton, BD23 5HR

**Asking Price £199,950**

- TWO BEDROOM MID TOWN HOUSE
- ALLOCATED PARKING
- ADJOINING OPEN FIELDS
- DOUBLE GLAZING
- EXCELLENT FIRST TIME BUYER/INVESTOR PROPERTY
- QUIET CUL DE SAC POSITION
- ATTRACTIVE REAR SEATING AREA
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- CHAIN FREE

# Piece Fields, Skipton BD23 5HR

An ATTRACTIVE, CHAIN FREE, TWO BEDROOM, STONE-BUILT, MID-TOWN HOUSE, situated in a SOUGHT AFTER LOCATION at the END OF A POPULAR CUL-DE-SAC. This delightful property boasts a QUIET SETTING, with its REAR GARDEN ADJOINING THE PICTURESQUE COUNTRYSIDE OF THE YORKSHIRE DALES NATIONAL PARK. Additionally ALLOCATED PRIVATE PARKING is located to side of the property. This is an IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY.



Council Tax Band: C



## PROPERTY DETAILS

A charming stone-built mid-town house, situated in a sought after location at the end of a popular cul-de-sac. This delightful, chain free, property boasts a quiet setting, with its rear garden adjoining the picturesque countryside of the Yorkshire Dales National Park. The property offers a useful entrance porch leading to the lounge through to the kitchen, which in turn leads out to the rear garden. The upper floor has two generous sized bedrooms along with a house bathroom. This cosy home benefits from uPVC sealed unit double glazing throughout along with a gas-fired central heating system. Additionally, allocated private parking is located to side of the property.

Within close proximity, residents can enjoy convenient amenities such as shops, schools, and a medical centre. Furthermore, the historic market town of Skipton, approximately ten miles to the South, offers a plethora of attractions including a vibrant High Street, esteemed grammar schools, and efficient public transport links to major business hubs in West Yorkshire and East Lancashire.

Featuring two bedrooms, this home benefits from uPVC sealed unit double glazing throughout, along with a gas-fired central heating system. The property also has the added benefit of allocated private parking.

This property truly warrants closer inspection; contact us today to schedule a viewing.



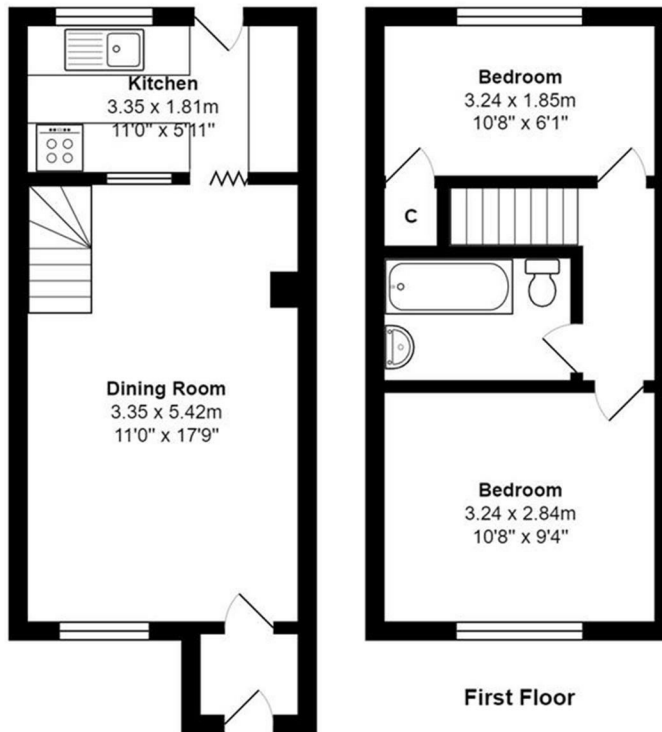
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Total Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

All measurements are approximate and for display purposes only