



The Close, Skipton, BD23 2BZ

Asking Price £225,000

- TWO BEDROOMS
- GARDENS TO FRONT AND REAR
- OFF STREET PARKING
- CLOSE TO ALL AMENITIES
- DOUBLE GLAZED/CENTRALLY HEATED
- END OF THREE TOWNHOUSE
- EXTENDED GROUND FLOOR ACCOMMODATION
- QUIET RESIDENTIAL LOCATION
- EXCELLENT FIRST TIME BUYER/INVESTOR PROPERTY
- VIEWING A MUST

The Close, Skipton, BD23 2BZ

Presenting a CHARMING TWO BEDROOM, END OF THREE, TOWN HOUSE in a QUIET, SOUGHT AFTER AREA of Skipton. Offering a SPACIOUS LIVING ROOM, an EXTENDED KITCHEN WITH DINING AREA, OFF-ROAD PARKING with GARDEN AREAS TO FRONT AND REAR. Just a short stroll to the town centre. Early viewing recommended.



Council Tax Band: B



PROPERTY DETAILS

Presenting a charming two bedroom, end of three town house, offering a spacious living room, an extended kitchen with dining area, off-road parking with garden areas to front and rear.

Enter through the UPVC front door into the laminate floored hallway with useful walk-in storage cupboard housing the boiler. The cosy living room has a wall-mounted gas fire, front-facing window and an open staircase, with understairs storage, leading to the first floor.

The kitchen is equipped with an array of wall, drawer, and base units complemented by granite worktop surfaces. Enjoy the convenience of integrated appliances including a dishwasher, washing machine, wine fridge, hob with extractor hood, oven with grill and warming drawer and a fridge/freezer. Laminate flooring flows seamlessly into the dining area, illuminated by Velux windows and offering access to the side through a door and to the rear via French doors.

Ascending to the first floor, discover the master bedroom with front-facing windows, the second bedroom offers views to the rear of the property. The house bathroom features a pristine white three-piece suite comprising; bath with overhead shower, wash hand basin and close-coupled W.C, all enhanced by tiled flooring and a side window.

Externally, a decorative garden area graces the front, accompanied by an Indian stone flagged driveway. The low maintenance rear garden is mainly laid with Indian stone flags, with steps leading up to a shed. Overlooking the boundary at the rear is the railway line, adding a touch of character to the property.

Skipton town centre is just a short stroll away making this a convenient position for all local amenities . The historic market town of Skipton is known as 'The Gateway to the Dales' and provides extensive shopping and recreational facilities together with excellent primary and secondary schooling. The town benefits from a High Street market four days a week and enjoys excellent public transport links having both bus and railway stations. Viewing is highly recommended.



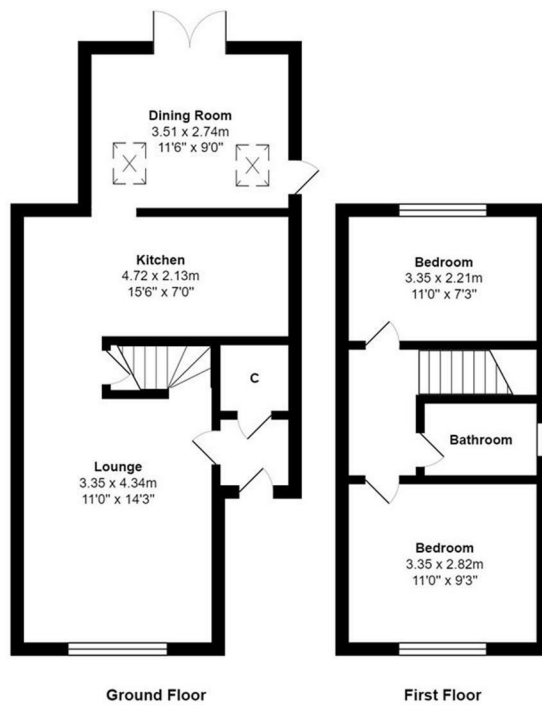
Viewings

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			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only