



22 BROOKSIDE, SKIPTON, BD23 2HP

£179,950

  
CARLING JONES  
ESTATE AGENTS & CHARTERED SURVEYORS



# 2 Bedroom Cottage located in Skipton

Beautifully presented two bedroom stone cottage in the heart of Skipton Town Centre. Only 100 yards from the High Street, this property is in a quiet location with the convenience of all the amenities. Inside there are spacious rooms and outside there are lovely patio areas with views over the beck to the rear.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Hall

5'7 x 2'9

With exposed stone walls, vinyl flooring and composite front door.

### Breakfast Kitchen

10'2 x 9'9

Range of wall and base units with stainless steel sink unit, wooden worktop and tiled splashback. Stoves cooker and canopied extractor fan. Cupboard housing Worcester combination boiler and plumbing for dishwasher. Understairs storage and tall radiator.

### Living Room

13'2 x 12'6

Large patio door leading to the rear yard overlooking the beck. Tall radiator.

## First Floor

### Landing

Cupboard with plumbing for washing machine and space for dryer. Radiator.

### Bedroom One

13'6 x 12'2

Double room with decorative painted cast iron fireplace. Radiator.

### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with shower over. Fully tiled walls, vinyl flooring and tall radiator.

## Second Floor

### Bedroom Two

14'5 x 13'4 plus eaves

Double room with Velux window and radiator.

### Outside

To the front of the property there is an enclosed paved yard.

To the rear of the property there is a paved yard overlooking the beck.

### Council Tax & Tenure

Tenure: Freehold

Council Tax Band: B

### 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 Notes & Disclaimer

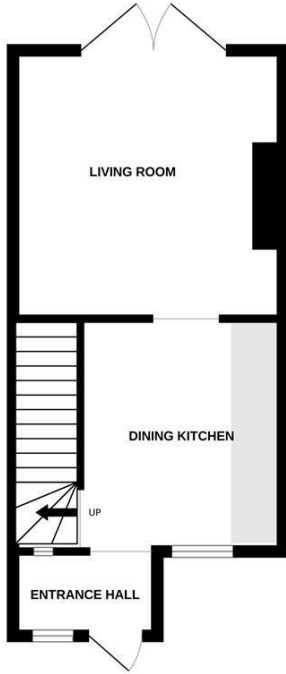
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property. We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

#### Viewings

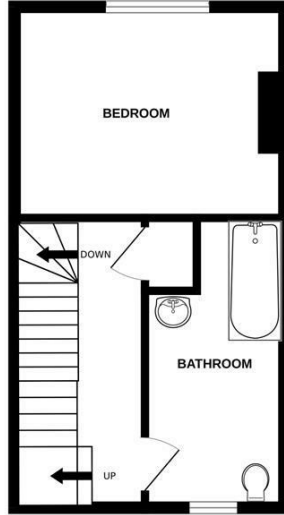
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



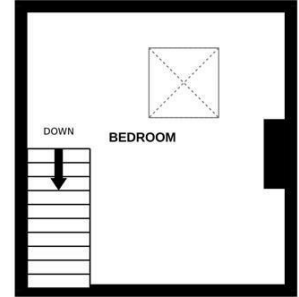
GROUND FLOOR



1ST FLOOR



2ND FLOOR

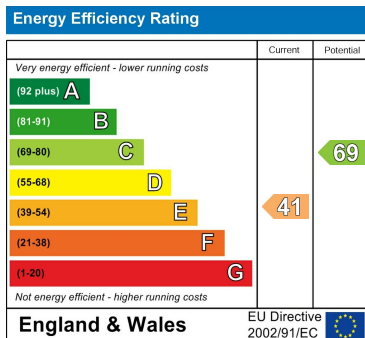


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2023

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01756 799163**

**sales@carlingjones.co.uk**

**https://carlingjones.co.uk/**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.