



9 CROMWELL STREET, SKIPTON, BD23 2DN

£165,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Terraced located in Skipton

This well presented traditional three bedroomed stone terraced house is very conveniently situated in a popular residential area just off Castle Street whilst only minutes walking distance away from Skipton town centre shops, amenities and services nearby. Adjoining garage/store with electric door.

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.

Benefiting from UPVC sealed unit double glazing and gas central heating the property comprises very briefly:

Ground Floor

Entrance Hall

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

Sitting Room

12'6 x 11'9

UPVC sealed unit double glazing and a double central heating radiator. Fitted gas fire with a tiled surround and a tiled hearth. Built-in base cupboard to one side alcove. Fitted display shelf. Ceiling cornices and rose.

Dining Room

13'3 x 12'3

UPVC sealed unit double glazing and a double central heating radiator. Full width feature stone fireplace with a polished wood mantel-shelf, matching display plinths and a fitted gas fire on a stone flagged hearth. Built-in store place under stairs - with UPVC sealed unit double glazing, electric light and fitted shelves.

Kitchen

8'8 x 7'8

Range of base and wall units in beech style providing contrasting worktop surfaces having tiled surrounds. Stainless steel sink and drainer unit. Built-in Stoves New Home double oven with a four ring ceramic hob having an extractor hood above. Plumbing for an automatic washing machine. Integrated fridge and freezer. Floor level convector heater. Fluorescent strip light. UPVC sealed unit double glazing and a matching external door to the rear yard.

First Floor

Landing

With UPVC sealed unit double glazing and a spindled balustrade.

Bedroom One

11'10 x 10'2

With UPVC sealed unit double glazing and a double central heating radiator.

Bedroom Two

9'10 x 7

UPVC sealed unit double glazing providing long distance views towards central Skipton. Central heating radiator. Built-in cupboards including a Vokera gas combination central heating boiler.

Bedroom Three

11'10 x 6'2 max

UPVC sealed unit double glazing, a central heating radiator and a built-in high level cupboard.

Bathroom

With a white suite comprising a low suite WC, a pedestal wash basin having a tiled splash-back and a shower area, a full height tiled surround, a floor drain and a Mira independent shower. Extractor fan. Ladder central heating radiator in chrome finish.

Second Floor

Attic Room

15'7 x 10'

With a skylight window and access to roof void storage. This room is approached via a staircase from the first floor landing.

Outside

To the rear there is an enclosed flagged yard.

Garage/Store

With electric roller door.

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

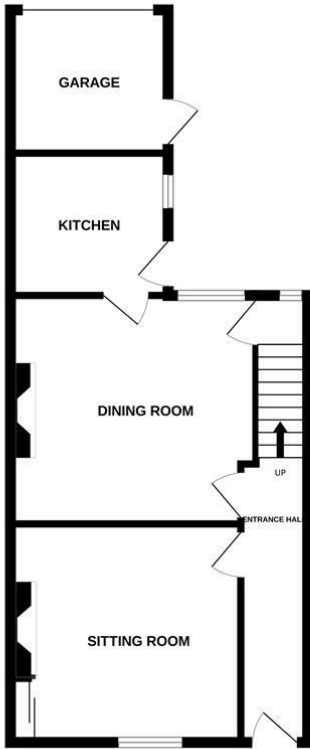
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

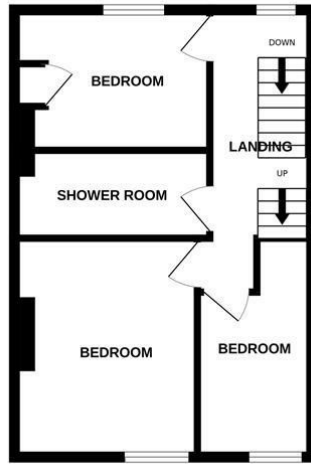
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



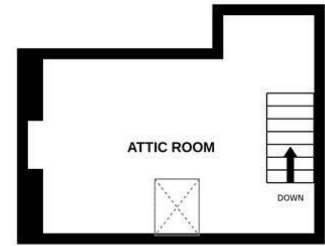
GROUND FLOOR



1ST FLOOR



2ND FLOOR

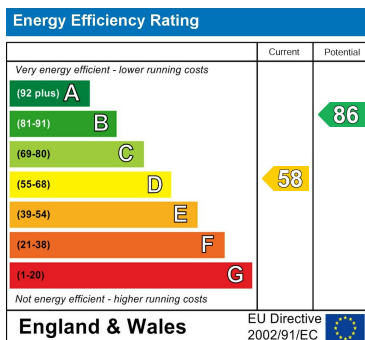


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



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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.