



13 MOOR CRESCENT, SKIPTON, BD23 2LJ

£365,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Semi-Detached located in Skipton

Beautifully presented three bedroomed home located in a popular residential area of Skipton. The property has been significantly extended over the years to create a spacious family home with a low maintenance south-facing rear garden, fantastic views, ample parking and garage. MORE THAN FIRST MEETS THE EYE!

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

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

Upper Ground Floor

Entrance Hall

With UPVC front door and matted footwell.

Sitting Room

15'4 x 13'5

With in-built feature electric fire, engineered oak flooring and radiator. Shutter blinds.

Bedroom Three

9'9 x 9'8

With spotlighting and radiator. Shutter blinds.

Middle Floor

Landing

Access to loft space housing Baxi combination boiler. Useful storage cupboard and floor-to-ceiling radiator.

Bedroom One

13' x 12'7

With built-in Sharps wardrobes, radiator and view to the rear.

En Suite

Three piece suite comprising WC, hand basin and shower cubicle with thermostatic shower over. Fully tiled walls and floors, extractor fan and spotlighting.

Bedroom Two

9'11 x 9'7

With radiator and views to the rear.

Bathroom

Three piece suite comprising; low suite wc, pedestal hand basin and panelled bath with thermostatic shower over. Chrome heated towel rail, partly tiled walls, fully tiled floor, spotlighting and extractor.

Lower Ground Floor

Living Dining Kitchen

26'1 x 13'8

Range of handleless shaker style units with peninsula. White quartz worktops, tiled splashback and sink unit. Integrated appliances comprising; dishwasher, washing machine, wine fridge, full height fridge, under counter freezer, microwave and canopied extractor fan. Spotlighting, vinyl click oak affect 'quickstep lyvin' flooring and sliding doors leading to the garden. Feature wood burning stove and fitted Sonos speakers.

Outside

To the front of the property there is ample off-street parking and a decorative lawn and borders.

To the rear there is a wonderful south-facing garden comprising Indian stone paved patio with electric awning leading to a BBQ area, artificial grassed area and decking. Outside lighting, water and electric. Perfect for entertaining! Very private with fantastic views!



Garage
16'6 x 7'10
With electric and light.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: D

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

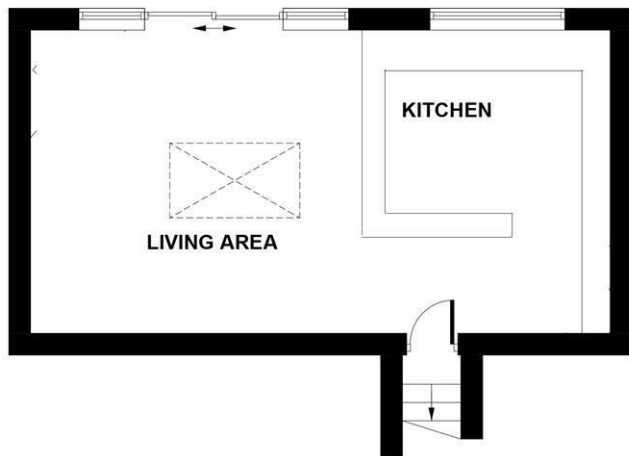
Agents Notes & Disclaimer

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

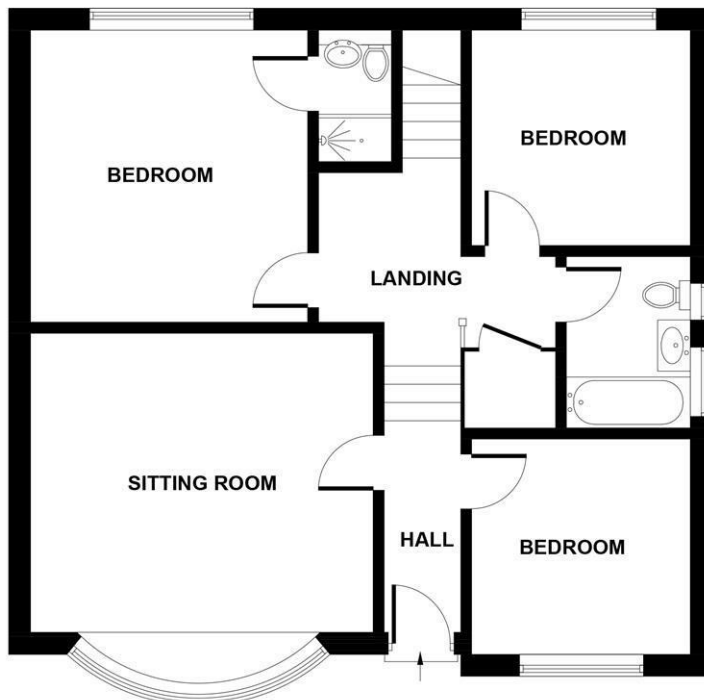
Viewings

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





LOWER GROUND FLOOR



GROUND FLOOR

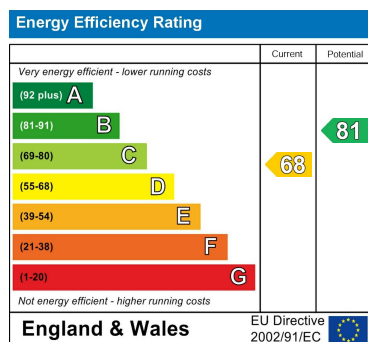
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This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 643257)

Council Tax Band

D

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.