



7 BROOKSIDE, SKIPTON, BD23 2HP

£154,950


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom Cottage located in Skipton

Three 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 yard area.

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

Sitting Room

12'10 x 12'8

UPVC and sealed unit double glazed front entrance door. Central heating radiator. Electric fire with tiled hearth and surround. Pendant light to ceiling, solid oak floors ceiling coving.

Kitchen

10'8 x 8'6

Fitted kitchen with a range of wall and base units with laminated work top. Stainless steel sink and drainer unit with mixer tap. Solid oak flooring, ceiling coving. Track with spot lights to ceiling. Central heating radiator. UPVC sealed unit double glazing and a matching external door to the rear yard. Wall mounted gas combination central heating boiler. Staircase to the first floor with a spindled balustrade. Open archway to under stairs storage

First Floor

Bedroom One

12'10 x 7'2

UPVC double glazed window to front elevation, pendent light, radiator.

Bedroom Two

11'0 x 6'7

UPVC double glazed window to rear elevation, pendent light, radiator.

Bathroom

With a three piece white suite comprising a panelled bath with electric shower over together with a pedestal wash basin and WC. Tiled to all splash back areas. Vinyl flooring. Central heating radiator. Extractor fan.

Second Floor

Bedroom Three

13'3 x 12'11

Attic room with pendant light, timber clad ceiling, Velux window, under eaves storage and radiator.

Outside

To the rear there is an enclosed yard.

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 Note & 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



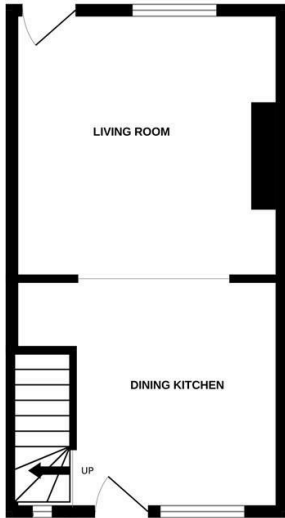
purchasers arrange for a qualified person to check the relevant installations before entering into any commitment.

Viewings

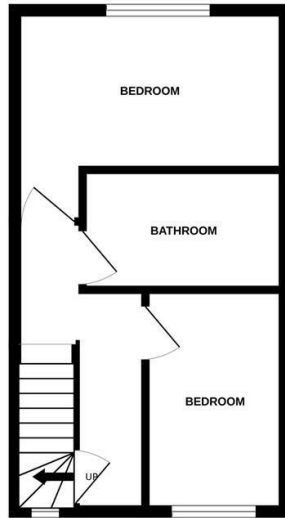
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



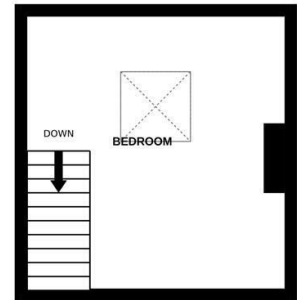
GROUND FLOOR



1ST FLOOR



2ND FLOOR

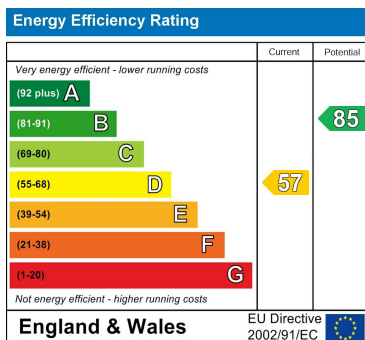


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2024

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.