



10 ALEXANDRA VILLE, SKIPTON, BD23 2QZ

£175,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Terraced located in Skipton

A deceptively spacious and attractively modernised mid terrace property set over three floors with two reception rooms, two bedrooms on the first floor and a bedroom on the second floor.

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:-

LIVING ROOM

15'4" x 12'4"

A good sized living room with attractive cast iron fireplace with timber surround and stone hearth with arched display alcove to the side. There is a point for a gas fire and built-in cabinet.

KITCHEN

12'8" x 9'5"

A well equipped kitchen with wall and base units in a contemporary natural wood style and contrasting granite effect worktop and slate style surround. There is a 1 1/2 bowl composite sink and drainer, a built-in split level stainless steel 'Baumatic' double oven with matching 5 ring gas hob. Plumbing for washing machine and dishwasher and deep built-in understore.

DINING ROOM

10'9" x 7'10"

Includes french doors which open out to the rear yard, stone floor and built-in floor to ceiling cupboard which houses the gas combination boiler.

MASTER BEDROOM

12'6" x 10'0"

A good sized double bedroom with coving and radiator.

SECOND BEDROOM

9'10" x 9'7"

Another good sized room with two windows and radiator.

BATHROOM

A quality contemporary white three piece suite comprising a panelled bath with shower over and glass screen, wash hand basin which is recessed into a beech style vanity cabinet unit, wc and tiled to ceiling with chrome central heated ladder radiator.

BEDROOM THREE

14'10" x 7'10"

Includes a velux roof light, exposed beams and under the eaves storage.

OUTSIDE

There is a front garden with pebbled beds and flagging providing a sitting out area with enclosed rear yard with timber shed.

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

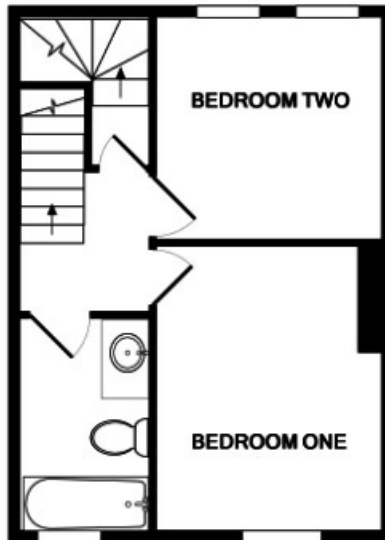
VIEWING

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



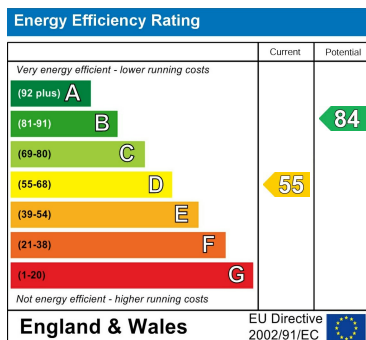
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.