



82 RAIKES ROAD, SKIPTON, BD23 1LS

£525,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



4 Bedroom House - Detached located in Skipton

In need of modernisation/renovation, this detached house is located on Raikes Road in the picturesque town of Skipton. This property boasts two spacious reception rooms, three/four bedrooms plus study, garage and gardens. Situated in a very popular area, walking distance to the town centre and local amenities.

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.

This well proportioned accommodation with gas fired central heating (boiler not working) and double glazing throughout is described in brief below with approximate room sizes:-

Ground Floor

Entrance Vestibule

Entrance Hall
With coving.

Sitting Room
16'0 x 14'10
Gas fire with decorative surround, coving and long-distance views.

Dining Kitchen
13'11 x 12'0
Good size with base unit and stainless steel sink unit. Door through to pantry.

Boiler room
5'11 x 4'4

Hall
Doors to front and rear.

Utility
12'5 x 8'11

Inner Hall

Bedroom Four/Reception Room

12'10 x 11'11
With patio doors leading onto the garden.

WC
With WC and hand basin.

Bathroom
Not currently any fittings but with plumbing for a full suite.

Bedroom Three

11'11 x 11'11
Double room.

First Floor

Landing

Bedroom One
16'2 x 15'10 max
Double room with Velux window.

Ensuite
Three piece suite with hand basin, wc and shower cubicle. Velux window.

Bedroom Two
14'1 x 14'1
Double room with dormer.

Study
7'10 x 5'0
Velux window.

Garage
17'10 x 8'11
With up-and-over door and access through the house.

Outside
Set in an elevated position on a sizeable plot. Attractive gardens laid mainly to each side of the property including a lawn, mature planted borders and large patio with superb views.

Tenure & Council Tax
Tenure: Freehold
Council Tax Band: F



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

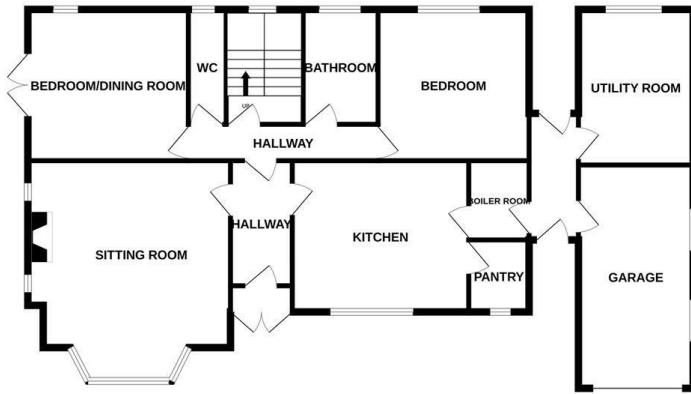
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

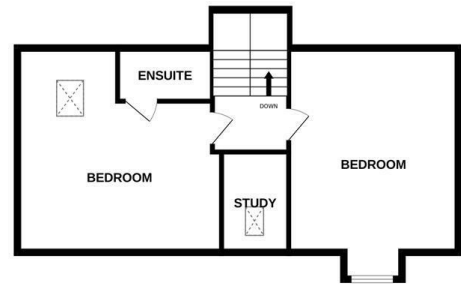
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

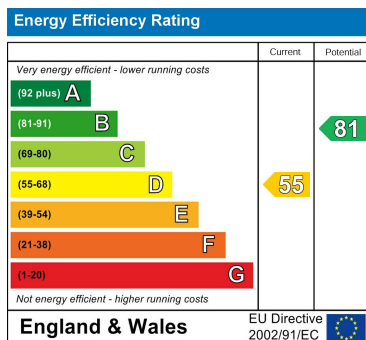


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

F

Energy Performance Graph



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