



2 AIRE VIEW, CARLETON, BD23 3EU

£219,950


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom House - Semi-Detached located in Carleton

This well presented property is split over two floors and benefits from two good size reception rooms, kitchen to the rear and two good size double bedrooms at first floor level plus family bathroom.

The desirable and pretty village of Carleton offers a good range of local amenities including a Church, small convenience store, local pub, post office, children's playgroup, cricket and football clubs and vibrant village social club with lots of pre-planned village events. Carleton also has a primary school which has an OFSTED rating of good with outstanding features, and is regarded as one of the best primary schools in the area.

Only two miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. The town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey. The local railway station is Skipton with regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

Located in the sought after village of Carleton, this well presented property is split over two floors and benefits from two good size reception rooms, kitchen to the rear and two good size double bedrooms at first floor level plus family bathroom.

In further detail the property comprises:

GROUND FLOOR

ENTRANCE HALL

Timber front entrance door leads into the hallway having quarry tiled flooring, doors leading to both reception rooms and stairs to first floor level.

LIVING ROOM

13'3" x 11'0"

A good sized living room having contemporary stone fireplace with inset living flame gas fire with attractive arched side alcoves either side and ornate ceiling cornicing.

DINING ROOM

13'7" x 11'10"

A good sized dining area having attractive recessed brick fireplace with stone lintel over and matching hearth. Laminate oak style flooring and built in under stairs storage space.

KITCHEN

8'11" x 5'6"

Comprising a range of contemporary light oak style base and wall units under contrasting laminate worksurfaces with tiled surround and inset stainless steel sink with mixer tap. Built in Lamona stainless steel electric oven with four ring ceramic hob and concealed extractor unit above. Integrated under counter fridge, integrated dishwasher. Central heating boiler. Velux roof light and door leading to the rear patio.

FIRST FLOOR

LANDING

Stairs from the hallway lead up to the first floor landing, with fitted floor to ceiling double cupboard and doors leading to both bedrooms and the bathroom.

BEDROOM ONE

11'10" x 10'1"

Double bedroom with window offering long distance countryside views to the rear of the property.

BEDROOM TWO

11'1" x 8'4"

Double bedroom with window overlooking the stream to the front of the property.

BATHROOM

Good sized bathroom comprising oval bath in chrome frame with shower and the mixer taps, pedestal hand wash basin, WC and separate curved shower cubicle having a thermostatic shower. Floor tiling and part wall tiling. Ladder style central heating radiator and extractor fan.

OUTSIDE

There is a small enclosed front garden and an enclosed stone flagged rear yard with outbuilding.



COUNCIL TAX & TENURE

Tenure: Freehold

Council Tax Band: C

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

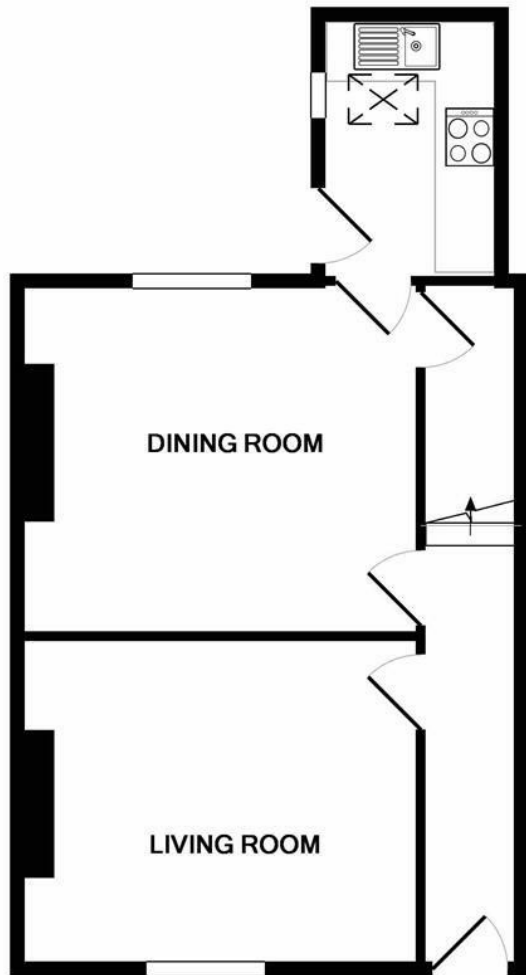
AGENTS NOTE & DISCLAIMER

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.

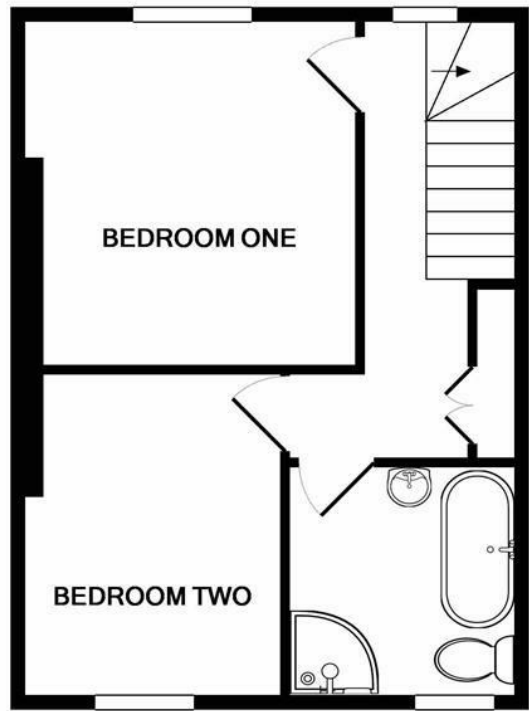
VIEWING

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





GROUND FLOOR



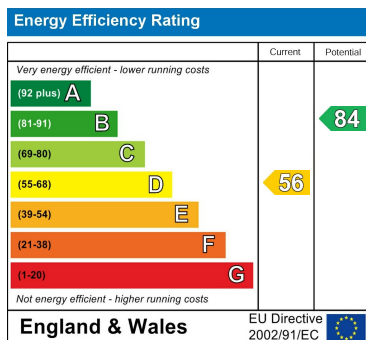
1ST FLOOR

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

C

Energy Performance Graph



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