



28 UPPER SACKVILLE STREET, SKIPTON, BD23  
2EB

£175,000



CARLING JONES  
ESTATE AGENTS & CHARTERED SURVEYORS



# 2 Bedroom House - Terraced located in Skipton

Larger than first meets the eye, this spacious stone built terraced house is located in a very popular area of Skipton, being walking distance to all local amenities. Planned over four floors and now in need of modernisation, this home is perfect for a first time buyer or investor alike.

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 mostly UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Hall

Original mosaic flooring beneath the carpet. Cloaks rail. Ceiling coving. Recessed LED ceiling spotlights. Staircase to the first floor.

### Through Living Room

24'5 x 13'1

Contemporary wall mounted living flame gas fire. Twin arched display alcoves with exposed brickwork interiors and fitted spotlights. Recessed LED ceiling spotlights and fitted LED ceiling spotlights.

### Inner Hall

### WC

Two piece white suite comprising a low suite WC and a hand wash basin including a mosaic tiled splash-back. Mosaic tiled flooring.

### Lower Ground Floor

### Dining Kitchen

13'7 x 12'7

Range of cream fronted units including contrasting wood

block effect worktop surfaces having travertine tiled surrounds. Stainless steel sink and drainer. Plumbing for an automatic washing machine. Gas five ring cooker. Tiled flooring. Recessed LED ceiling spotlights. Down-lights beneath the wall units. Partly multi paned stable type external door to the enclosed rear yard.

### Store/Utility

With an electric light, a stone shelf, electricity sockets, plumbing for washing machine and a wall mounted Ideal gas combination central heating boiler.

## First Floor

### Landing

Deep built-in cloaks/store cupboard.

### Bedroom One

11'5 (plus recess) x 11'0

Double room.

### Bedroom Two

11'3 x 7'4

Fitted wardrobe. Recessed LED ceiling spotlights.

### Bathroom

Three piece white suite comprising a panelled bath including a Mira independent shower together with a pedestal wash basin and a low suite WC. Contrasting partial wall tiling and also tiled flooring. Extractor fan. Chrome heated towel rail.

## Second Floor

### Attic Room

15'9 x 8'6

Spindled balustrades. Large Velux window providing superb long distance panoramic views across the valley towards the hills. Fitted spotlights.

### Outside

To the rear of the property there is a concreted private yard. There is also a secure outbuilding/store.





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

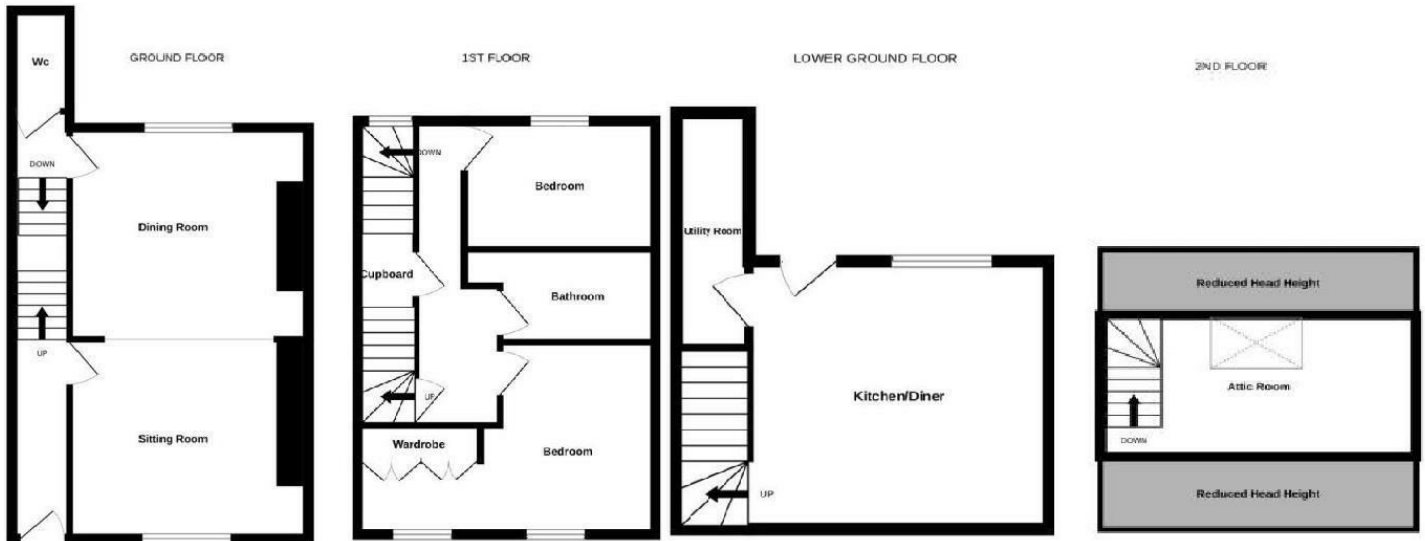
#### Agents Note & Disclaimer

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

#### Viewings

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



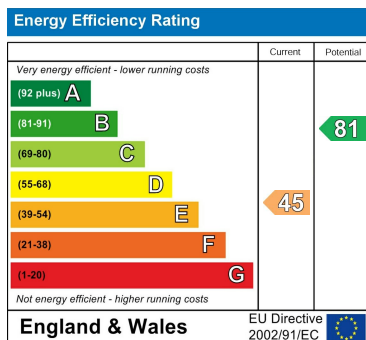


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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.