



16 PARK WOOD CRESCENT, SKIPTON, BD23
1UF

£475,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom Bungalow - Detached located in Skipton

Beautifully presented three bedroom detached bungalow in one of the most desired area of Skipton. Only a short walk to the town centre, this property has been thoughtfully extended in the recent years to provide generous living space with the added benefits of garden, garage and parking.

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.

Situated in a well sought after location on the Rockwood estate with lovely views and a quiet setting on the edge of Skipton. This home benefits from double glazing and gas fired central heating throughout. The property is described in brief below using approximate room sizes:-

Ground Floor

Entrance Porch

Leading into the entrance hallway:-

Entrance Hall

A spacious hallway with a large built in storage cupboard and radiator.

WC

Well presented white two piece suite comprising:- Vanity unit with sink and low level WC. Part tiled walls and chrome heated towel rail.

Sitting/Dining Room

19'6 x 18'9 max

A spacious and light sitting room with the two double glazed windows to the front. This room offers plenty of space for dining just off the kitchen allowing for excellent hosting. The sitting room benefits from a cast iron gas fire with split face tiled surround and wooden lintel. Radiator.

Kitchen

10'10 x 8'9

Range of wall and base units with 1.5 ceramic sink unit, granite worktops and tiled splashback. Range cooker, canopied extractor fan and plumbing for washing machine. Plinth heater.

Inner Hallway

Leading to the bedrooms and house bathroom.

Bedroom One

12'1 x 10'6

A lovely and spacious double bedroom with French doors leading into the Sun room. Benefitting from the fantastic far reaching views out the side window. Radiator.

Bedroom Two

12'1 x 8'6

Another spacious double bedroom with French doors leading to the Sun room. A window to the side and radiator.

Bedroom Three

8'10 x 7'4

Offering lovely views out the window to the side, an ideal single bedroom or home office. Radiator.

Bathroom

A well presented white four piece suite comprising:- large step in shower cubicle, panelled bath, low level WC and vanity unit with sink. Part tiled walls and a window to the side.

Sun Room

17'5 x 11'9

A beautifully extended space with light pouring in through the four Velux windows and the vaulted high ceilings, this is a fantastic reception to enjoy the views and garden to the rear. French doors out to the garden. Radiator. Benefitting from a large storage space built in under the extension, providing ample amount of room and with electric.

Garage

A single garage with electric, light and an electric rolling door. The garage benefits from a large mezzanine space offering further storage.

Outside

To the front is a well presented lawned garden and driveway parking in front of the garage. Offering access around the property leading to the rear gardens. To the rear is a private flagged seating area with stone steps leading into the Sun room. Offering a lawned garden space with a fenced surround.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: E



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

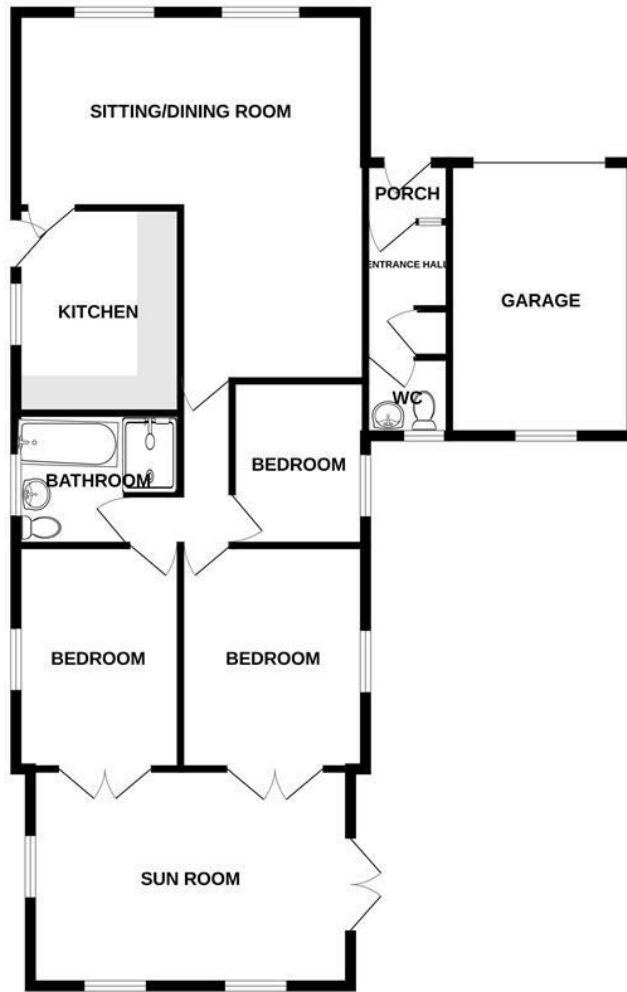
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

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



GROUND FLOOR

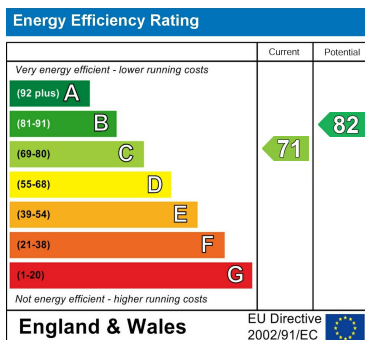


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

E

Energy Performance Graph



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