



5 THANETS COURT, SKIPTON, BD23 2NF

£275,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Semi-Detached located in Skipton

Now in need of modernisation, this property is located in the heart of Skipton Town Centre walking distance to all local amenities. Featuring three (potentially four) bedrooms, garage and parking with beautiful views over the canal.

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

Ground Floor

Covered Entrance

Entrance Hallway

With wood flooring, dado rail and stairs to first floor.

Bedroom Two

11'10 x 11'1

Double room with built-in double wardrobe and sliding door to rear yard.

Bedroom Three

11'1 x 8'10

Double room with window to front elevation.

Shower Room

Four piece suite comprising; low suite wc, bidet, hand basin and shower cubicle with electric shower over. Part tiled walls and extractor fan.

Utility Room

10' x 5'10 average

Fitted base units with laminate worktop, stainless steel sink unit and plumbing for washing machine. Tiled flooring.

First floor

Living Room

21'1 x 17'11 max

Gas living flame fire with decorative surround, coving, dado rail and views over the canal.

Kitchen

9'10 x 8'2

Range of wall and base units with laminate worktop, composite sink unit and tiled splashback. Integrated appliances comprising; ceramic hob, electric double oven, extractor fan, undercounter fridge, undercounter freezer and dishwasher. Vinyl flooring. Access to;

Roof Garden

Large paved terrace with views over the canal.

Second Floor

Landing

Cupboard housing gas combination boiler. Velux window.

Bedroom One

17'8 x 11'1

Large double room (originally two bedrooms) with views over the canal and two Velux windows. Storage to eaves.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath. Part tiled walls and extractor fan.

Garage

18'3 x 9'1

Access from the utility room or through an up-and-over door at the front with light.

Outside

To the front of the property there is a fore garden and private parking in front of the garage.

To the rear there is a paved yard accessed through bedroom two.



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

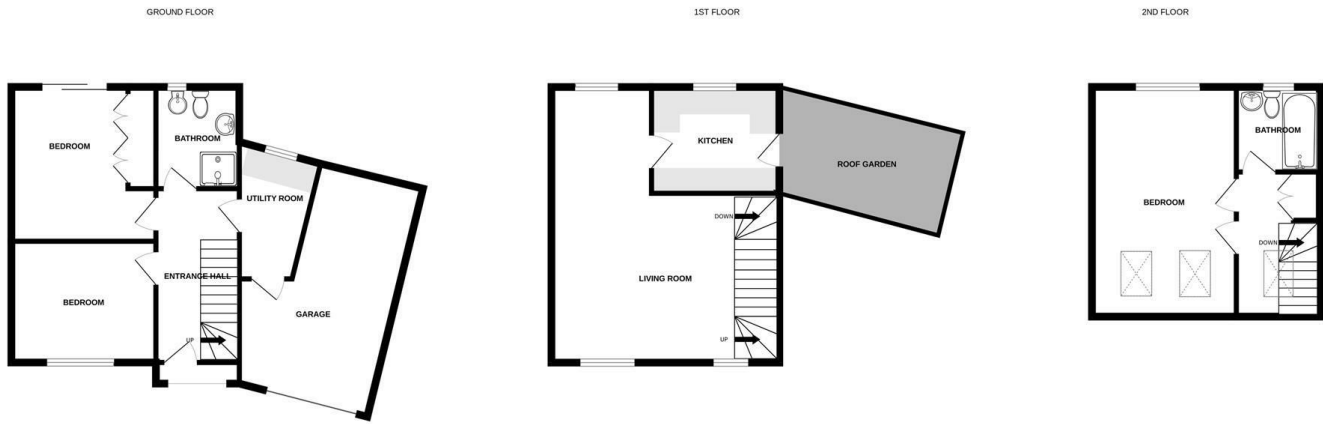
Agents Note & Disclaimer

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





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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.