



3 BYRON STREET, SKIPTON, BD23 2EQ

£179,950



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Terraced located in Skipton

Beautifully presented three bedroom mid terrace house, located in the popular 'Poets Corner' area of Skipton. Walking distance to all local amenities, this property is perfect for a first time buyer having being significantly updated over the recent years.

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 and UPVC double glazing throughout is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

With composite front door, engineered oak flooring and radiator.

Living Room

12'8 x 12'6

With feature cast iron multi fuel burner set in a stone fireplace. Two wall lights, LVT flooring and radiator.

Dining Kitchen

15' x 9'11

Range of matt black handleless wall and base units with complementary worktop, matching upstand, composite sink unit and tiled splashback. Integrated appliances comprising; fridge freezer, slimline dishwasher, electric oven, induction hob and pull out extractor fan. LVT flooring and radiator.

First Floor

Landing

Bedroom One

10'3 x 9'9

Double room with stylish panelling to one wall and radiator.

Bedroom Two

12'9 x 8'6

Double room with radiator.

Bedroom Three

9'9 x 6'9

Good sized single room with radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic rainfall shower over. Wet board inside of shower cubicle. Heated towel rail, extractor fan and spotlights.

Outside

Great-sized enclosed yard with two outhouses (one with plumbing for automatic washing machine).

Council Tax & Tenure

Council Tax Band: B

Tenure: Freehold

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

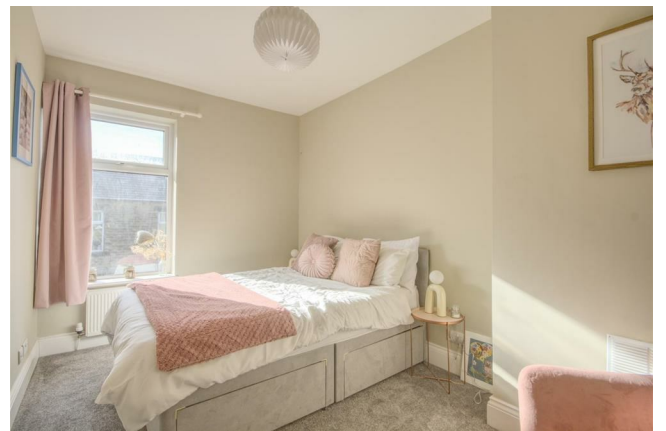
These details do not form part of an offer or contract.

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

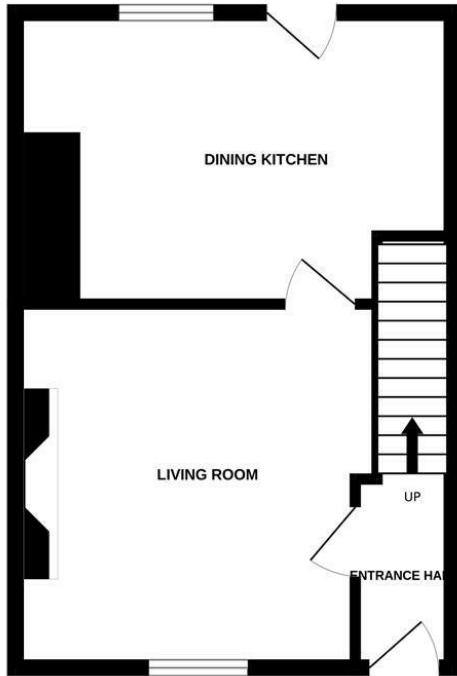
Viewings



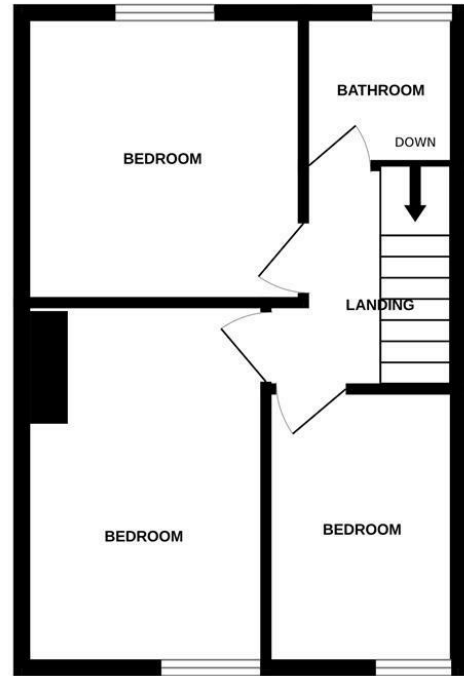
Strictly by appointment through the agents Carling Jones -
contact a member of the team at the Skipton Office on
01756 799163



GROUND FLOOR



1ST FLOOR

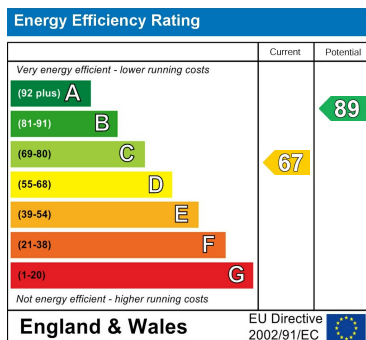


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.