



7 DUKE STREET, SKIPTON, BD23 2HQ

£249,950


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Terraced located in Skipton

Beautifully presented three bedroom stone terrace in the heart of Skipton. Conveniently located a short walk away from amenities, this home provides spacious accommodation for a potential purchaser while being finished to a good standard. NO FORWARD CHAIN.

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

Ground Floor

Living Room 15 x 12'4

Open fire set within an attractive arched cast iron interior incorporating oak surround and slate hearth. Ceiling coving. Central heating radiator. Two wall light points. Fitted base cupboards to the right hand alcove. Engineered oak flooring. Large opening through to the:

Dining Room 12'5 x 11'9

Feature alcove/stone shelving to the chimney breast. Ceiling coving. Central heating radiator. Engineered oak flooring. UPVC sealed unit double glazed doors leading onto the rear patio garden.

Kitchen 21'1 x 5'2

Range of fitted cream fronted wall and base units in a wood grain finish incorporating contrasting oak worktop surfaces together with complementary curved corner cupboards. One and a half bowl recessed sink. Built-in electric oven/grill. Matching four ring induction hob with contemporary extractor over. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Space for a fridge/freezer. Central heating radiator. Slate style flooring. Built-in wine racks. UPVC sealed unit double glazed rear entrance door. Folding door leading to a useful cloaks/storage area under the stairs with fitted lighting.

First Floor

Landing

With spindled balustrade. Useful built-in store cupboard with lighting. Loft hatch with drop down ladder leading to a part boarded loft storage.

Bedroom One 12'6 x 7'10

Double room with fantastic long distance views over town towards Park Hill, Sharphaw and Cookrise. Central heating radiator.

Bedroom Two 12'4 x 7'7

Double room with central heating radiator. Two built-in cupboards with one housing gas combination boiler.

Bedroom Three 9'4 x 6'11

Enjoying long distance views over town towards Park Hill, Sharphaw and Cookrise. Central heating radiator.

Bathroom

Contemporary three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Fully tiled walls.

Outside

To the front there is a small pebbled area with steps and hand rail enjoying pleasant open views. External lighting. To the rear the property benefits from an attractive enclosed patio garden area enjoying an excellent degree of privacy and shelter whilst including Indian stone paving, steps and handrail, timber garden gate and a timber garden shed. Security lighting.

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

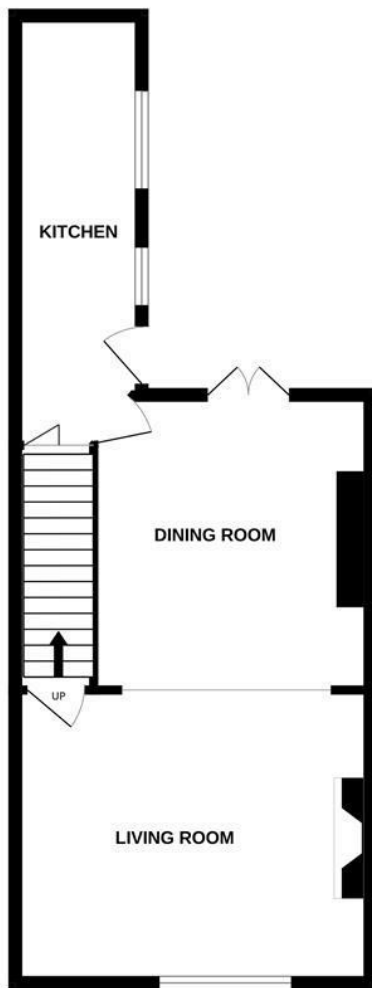
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

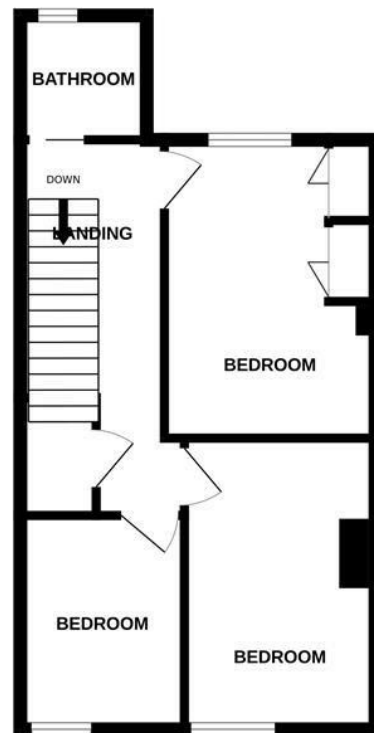
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.



GROUND FLOOR



1ST FLOOR



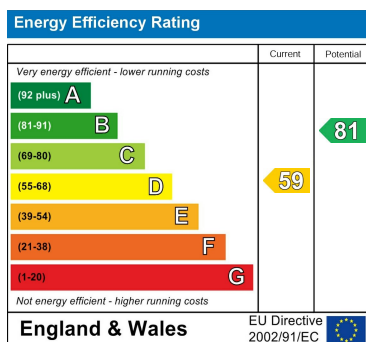
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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