



33 WILLOW WAY, SKIPTON, BD23 3BP

£219,950

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 3 Bedroom House - Terraced located in Skipton

A spacious and well presented three bedroom mid-terrace set in this popular residential cul-de-sac. The property benefits from off street parking and an enclosed garden to the rear. An internal inspection is necessary to fully appreciate what is on offer.

## Skipton

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Hall

Entered through a composite front door with tiled floor and radiator.

### Living Room

13'8 x 12'10 max

With useful understairs storage and radiator.

### Dining Kitchen

11'5 x 11'2

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Electric oven. Gas hob with canopied extractor fan over. Spotlighting, vinyl flooring and radiator.

### Rear Entrance Hall

Composite rear door and radiator.

### WC

Two piece suite comprising; low suite wc and hand basin. Extractor fan, vinyl flooring and radiator.

## First Floor

## Landing

Useful storage cupboard. Access to loft space.

### Bedroom One

13'10 x 9'3

Double room with radiator.

### Bedroom Two

11'7 x 7'11

Double room with radiator.

### Bedroom Three

8'2 x 7'9

Single room with radiator.

## Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Part tiled walls, vinyl flooring and chrome heated towel rail.

## Outside

To the front of the property there is a private tarmac driveway with space for two cars.

To the rear of the property there is an enclosed flagged rear garden.

## Council Tax & Tenure

Tenure: The property is currently leasehold as it is shared ownership but once the house is sold at 100% (marketing price), the freehold will be transferred to the purchaser.

Council Tax Band: B

Service Charge: Grounds Maintenance: £9.30,

Management Charge: £8.42, Major Repair Provision: £6.15, total £23.87 per month.

## 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

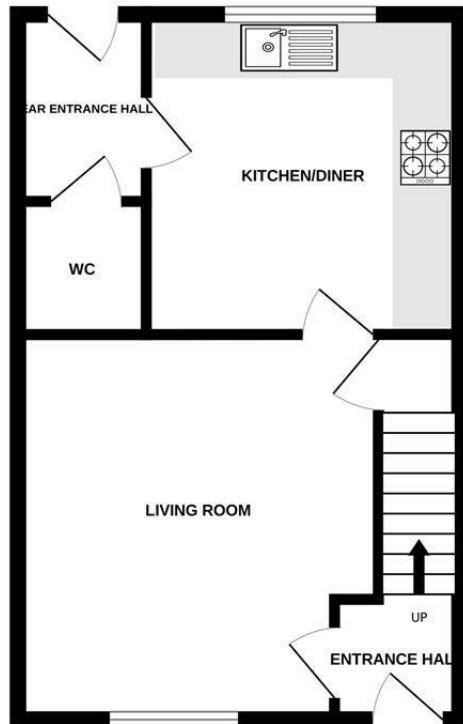
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Viewings

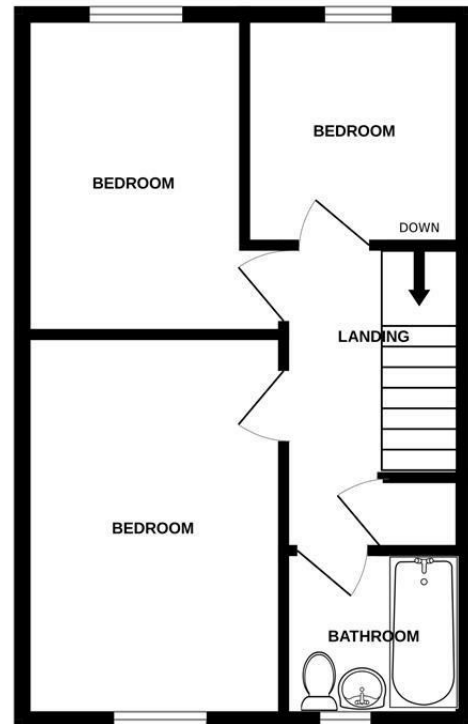
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

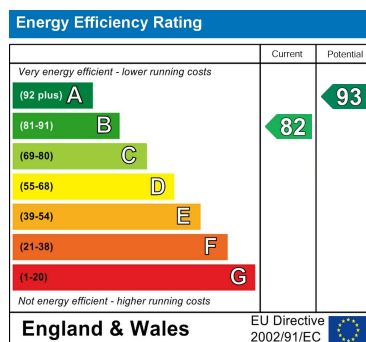


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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