



BROWN CROFT COTTAGE, THORNTON IN CRAVEN, SKIPTON, BD23 3TJ

£235,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Beautifully presented GRADE II listed cottage located in the popular village of Thornton In Craven. Boasting two bedrooms, large south facing rear garden with long distance views and parking to the front.

The village of Thornton-in-Craven has a strong and vibrant community who work together in keeping the village attractive, resulting in it being awarded the 'Dalesman' Best Kept Village award several times, as well as scooping the prestigious Britain in Bloom award for small villages in 1989. There is a respected Primary School in the village and a historic church. The market town of Skipton is approximately 5 miles away and offers a wide range of shopping, social and recreational facilities as well as the highly regarded Ermysteds Grammar and Skipton Girls' High Schools. The town's railway station has services to Leeds, Bradford and London. Colne is also some five miles away and provides access to the national M65/M6 motorway network. Many West Yorkshire and East Lancashire business centres are within reasonable commuting distance.

With the benefit of GAS FIRED CENTRAL HEATING and a mix of UPVC & TIMBER GLAZED WINDOWS, the accommodation is on two levels and with approximate room sizes comprises:-

Ground Floor

Entrance Porch

A spacious entrance that provides great space for boots and coats with tiled flooring for easy maintenance. Radiator.

Living Room

14'4 x 13'0

A bright and spacious room featuring a cast iron wood burning stove, window seat and two vertical radiators.

Hall

With stable door leading onto the garden, built-in bench and spotlighting. Vertical radiator.

WC

Two piece suite comprising; low suite wc and hand basin, Part tiled walls and useful storage under the stairs.

Kitchen

9'3 x 7'8

Range of wall and base units with oak block worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; induction hob and electric oven. Vaillant combination boiler and spotlighting.

First Floor

Landing

With exposed stone wall and split staircase.

Bedroom One

13'2 x 11'2

Double room with radiator.

Bedroom Two

9'6 x 8'0

Good-sized second bedroom with far reaching views over open countryside.

Bathroom

Three piece suite comprising; Step in shower cubicle with thermostatic shower over, hand basin and low level WC. Part tiled/part wet board. Radiator.

Outside

To the front is a stone wall surrounding the driveway parking, with stone steps leading down to a flagged area outside the front door. To the rear is a generous garden consisting of three levels with flagged stairs leading from top to bottom. The terraced levels are gravelled with well established shrubs and hedges to the borders creating a beautiful seating area and ideal for keen gardeners. Benefitting from the far reaching views across open countryside.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

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

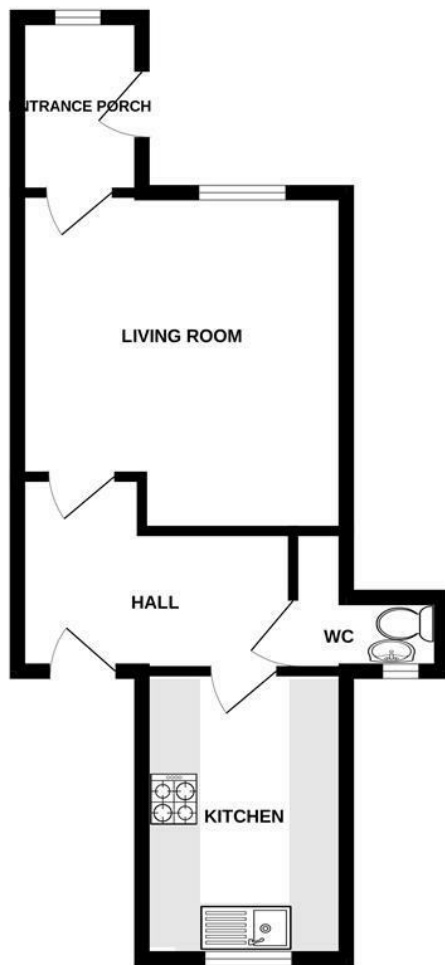
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

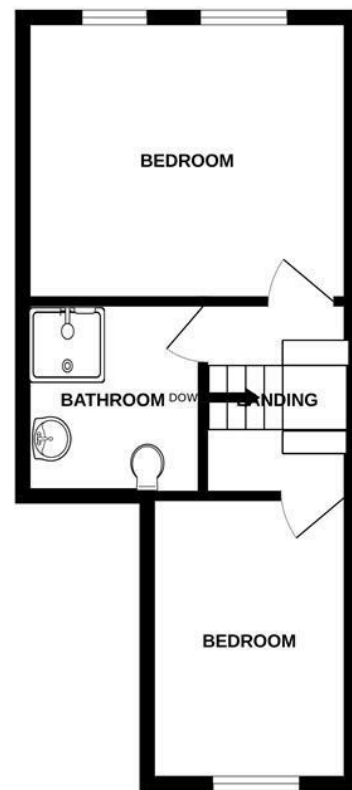
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost 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



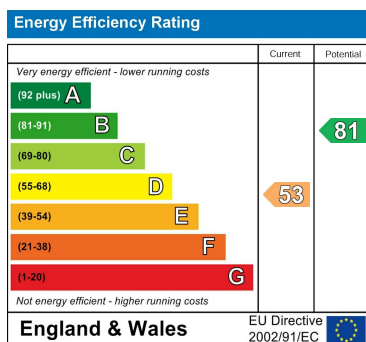
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

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.