



5 BROUGHTON CRESCENT, SKIPTON, BD23 1TN

£195,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom House - End Terrace located in Skipton

Well presented end terraced house located on the edge of the popular market town of Skipton. Featuring two double bedrooms, large garage, parking for two cars and views/access to the canal. Perfect for somebody looking to downsize or first time buyers.

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.

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

Ground Floor

Entrance Porch

UPVC door and oak flooring.

Entrance Hall

tiled floor and enclosed staircase leading to the first floor.

Living Room

12'10 x 11'6

With multi fuel stove on a slate hearth with exposed brick interior and built in timber cupboard. Oak flooring and wall lighting.

Breakfast Kitchen

14'8 x 7'6

Shaker style base units with ceramic sink unit, tiled splashback and solid wood worktop. Gas cooker, plumbing for dishwasher and space for fridge freezer. Wall mounted Baxi combination boiler. Useful understairs pantry.

Conservatory

10'7 x 3'5

With tiled flooring and sliding double doors leading to the garden.

First Floor

Landing

With over head storage.

Bedroom One

14'8 x 11'2 max

Double room with views down the Aire Valley.

Bedroom Two

9'7 x 8'8

Another double room with views over the Leeds Liverpool canal.

Bathroom

Three piece suite comprising; curved corner shower unit, WC and vanity basin with cupboards beneath. Chrome heated towel rail, tiled floor, wall tiles around the shower and rear of basin and extractor fan.

Garage

24'0 x 12'0 max

With plumbing for automatic washing machine, up-and-over door, light, power and wc.

Outside

To the front of the property there is a paved private driveway with parking for two cars.

To the rear of the property there is a large paved garden with direct access onto the canal towpath.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: A

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

Anti Money Laundering Regulations

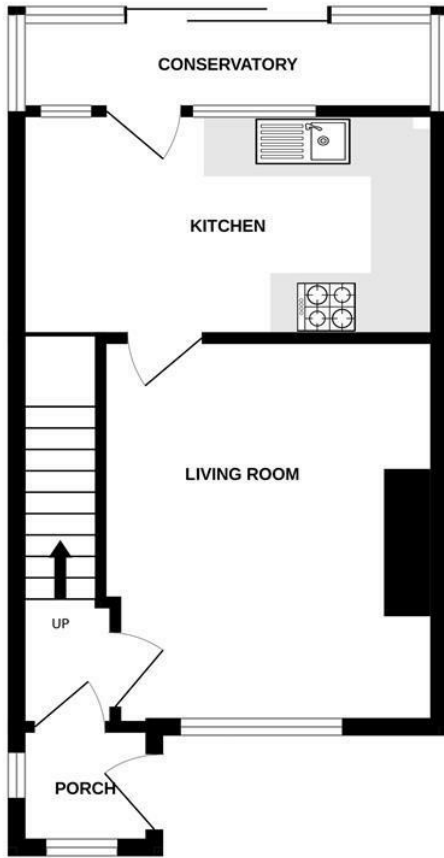
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

Viewings

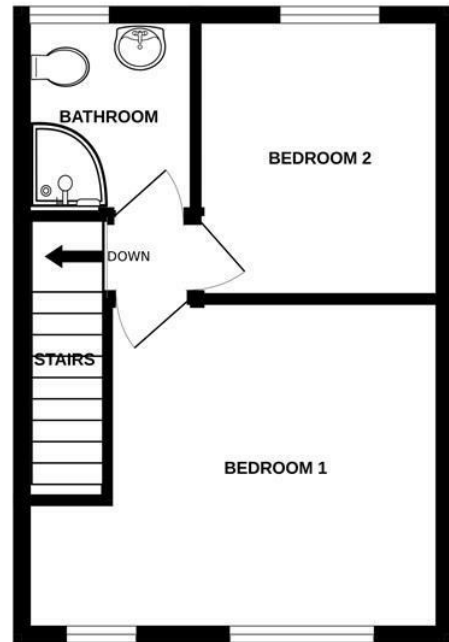
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

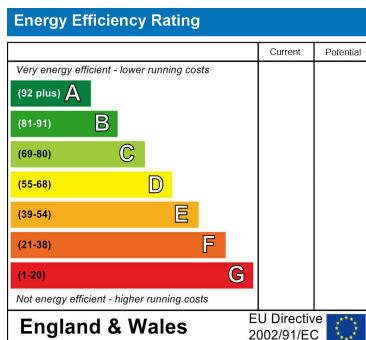


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

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.