



6 BURNSIDE CRESCENT, SKIPTON, BD23 2BJ

£280,000



4 Bedroom House - Terraced located in Skipton

Beautifully renovated and extended over the recent years, this property provides everything a family could need, with four bedrooms, ample living space, large garden, off-road parking plus much more! Viewing is highly recommended to fully appreciate this home.

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.

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 Hall

Entered through a composite front door with laminate flooring and stairs leading to the first floor.

Sitting Room

14'3 x 13'5

Featuring a cast iron multi fuel stove set on a stone hearth and red brick surround. Built-in shelving to the side of the chimney breast and understairs storage area housing combination boiler. Laminate flooring.

Dining Kitchen

17'3 x 13'8

Shaker style wall and base units, large island, quartz worktop and inset stainless steel sink. Integrated appliances comprising; undercounter fridge, undercounter freezer, dishwasher, electric oven, induction hob with extractor and microwave. Spot lighting, feature lighting above island, laminate flooring and bi-folding doors leading to the garden.

Utility Room

5'1 x 4'8

Plumbing for washing machine and space for dryer (stacked). Heated towel rail and laminate flooring.

WC

Low suite wc and laminate flooring.

Bedroom Four

12'5 x 8'2

Double room with large built-in desk.

First Floor

Landing

With glass balustrade.

Bedroom One

11'2 x 11'0

Double room with aspect to the rear elevation.

Bedroom Two

11'4 x 10'11 max

Double room with aspect to the rear elevation.

Bedroom Three

7'11 x 7'10

Good-sized single room.

Bathroom

Three piece suite comprising; low suite wc, hand basin and L-shaped bath with thermostatic shower over. Chrome heated towel rail, extractor fan and fully tiled walls.

Outside

To the front of the property there is driveway parking for two cars and a Indian stone pathway leading to the front door.

To the rear of the property there is a large decked area leading to a large level lawn and a raised flower bed at the bottom. Useful timber garden shed.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: B

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



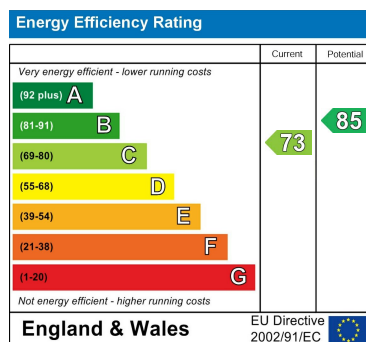


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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