

102 KEIGHLEY ROAD, SKIPTON, BD23 2RA

£187,500



# 3 Bedroom House - Terraced located in Skipton

Nestled on the charming Keighley Road in the picturesque town of Skipton, this delightful terraced house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in this desirable area. The location itself is a significant draw, with Skipton offering a blend of scenic beauty and vibrant community life. Residents can enjoy easy access to local amenities, including shops, schools, and recreational facilities, all within a short distance.

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

## Ground Floor

### Sitting Room

16'9 x 12'11

Featuring an inset cast iron multifuel burner with decorative surround and heart. Built-in unit, laminate flooring, coving and radiator.

### Kitchen

13'5 x 10'11

Range of handleless wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Ideal combination boiler, plumbing for washing machine and plumbing for dishwasher. Useful large understairs storage cupboard, tiled flooring, spotlighting and radiator.

## First Floor

### Landing

Space for a desk/study area.

### Bedroom One

13'2 x 9'8

Double room with radiator and window to front elevation.

### Bedroom Two

9'6 x 6'8

Single room with radiator and window to front elevation.

### Bedroom Three

10'4 x 5'7

Single room with radiator and window to rear elevation.

### Bathroom

Three piece suite comprising; low suite wc, wall hung hand basin and bath with thermostatic shower over. Tiled floor, part tiled walls, chrome heated towel rail, spotlighting and extractor fan.

### Outside

To the front on the property there is a fore garden with pathway leading to the front door.

To the rear there is a large yard with access to park a car and space for garden furniture.

### 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

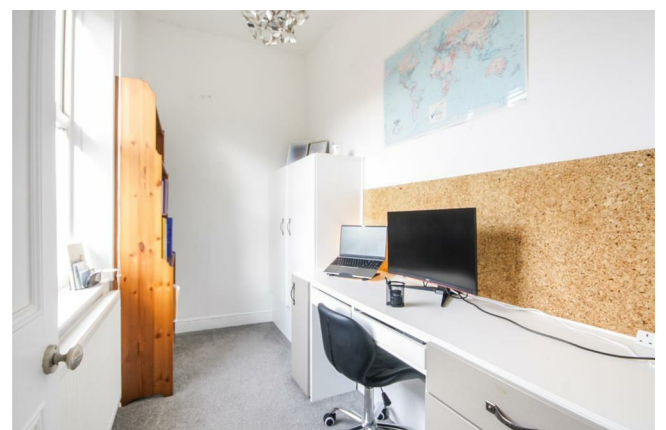
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

#### Anti Money Laundering Regulations

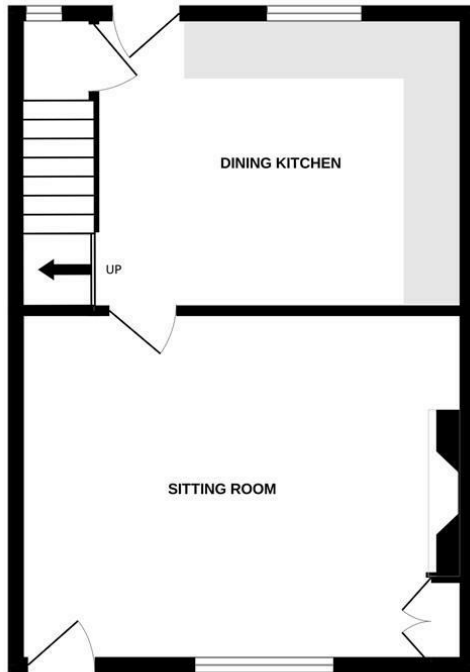
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

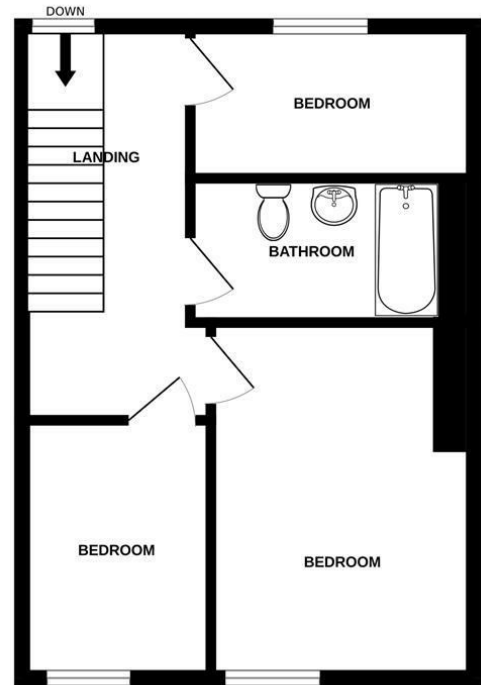
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

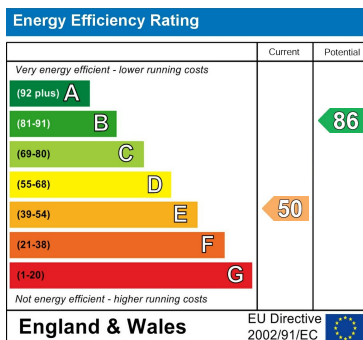


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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