



50 WINDSOR AVENUE, SKIPTON, BD23 1HS

£279,950


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



3 Bedroom House - Semi-Detached located in Skipton

Nestled in the charming area of Windsor Avenue, Skipton, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Additionally, the property offers parking for two vehicles, a valuable asset in this sought-after location.

Skipton is renowned for its picturesque surroundings and vibrant community, making it an ideal place to call home. With local amenities, schools, and parks within easy reach, this property is perfectly positioned for both comfort and convenience.

This semi-detached house on Windsor Avenue is a wonderful opportunity for those seeking a blend of modern living and a welcoming neighbourhood. Do not miss the chance to make this lovely property your new home.

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.

The accommodation with gas fired central heating and UPVC double glazing, with approximate room sizes comprising:

Ground Floor

Entrance Hall

Entered through a composite door, with staircase leading to the first floor.

Sitting Room

15'3 x 11'6

Contemporary gas living flame fire.

Dining Kitchen

13'5 x 12'0

Range of wall and base units with granite worktops, composite sink unit and tiled splashback. Integrated appliances comprising; 4 ring gas hob, canopied extractor fan and electric oven and grill. Spotlighting. UPVC door leading to the rear garden.

Utility Room

8'9 x 7'0

Range of wall and base units with complimentary worktop. Plumbing for washing machine. Vaillant combination boiler. Useful storage cupboard. Door leading to the side of the house.

WC

Low suite WC, wash hand basin and vinyl flooring.

First Floor

Landing

Bedroom One

11'9 x 9'6

Double room with window to rear elevation. Fitted wardrobes with sliding doors.

En Suite

Fully tiled with dual head shower, low suite w.c, wash hand basin, chrome ladder radiator, ceiling downlights and illuminate mirror.

Bedroom Two

12'3 x 8'11

Double room with window to the front elevation.

Bedroom Three

6'2 x 5'3

Single room with cupboard over the bulk head.

Shower Room

Dual head shower in Mermaid boarded walls, low suite w.c, wash hand basin, tiled walls and floor, ceiling downlights, extractor fan and window with frosted glass.

Outside

There is a double width flagged parking area to the front and a shared side driveway giving access to the GARAGE / BAR: 17'4" x 8'4".

The rear garden is part flagged and artificial grass for ease of maintenance.

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

Anti Money Laundering Regulations

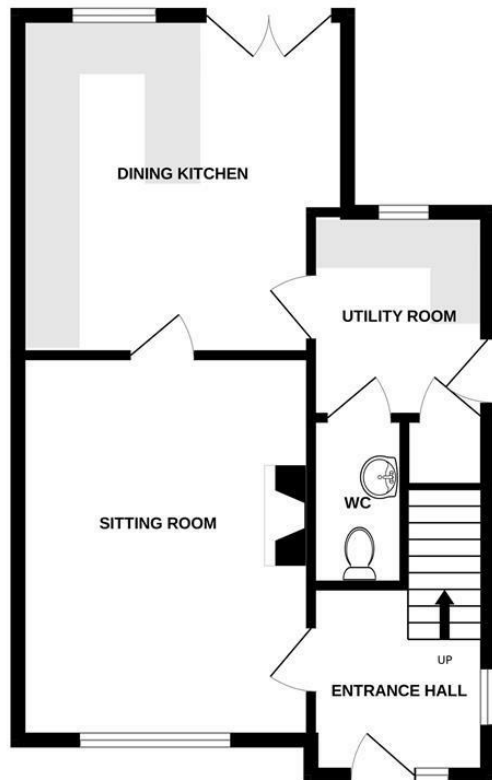
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

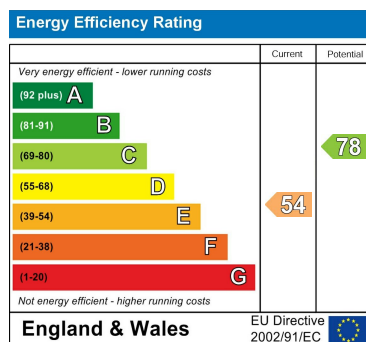


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.