



**7 Linton Court, Skipton**  
**£269,500**

**DaleEddison**

Estate Agents & Chartered Surveyors

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# 7 Linton Court

## Skipton

### BD23 2TH

**IN A LOVELY POSITION OVERLOOKING THE GREEN, THIS IS A SPACIOUS FOUR DOUBLE BEDROOMED THREE STOREY TOWNHOUSE LESS THAN A MILE FROM THE TOWN CENTRE, WITH GARAGE, GARDEN AND TWO BALCONIES.**

Carleton Park was constructed by well-regarded local developers Skipton Properties Ltd in the late 1980's/early 1990's and comprises an interesting blend of varying property styles. 7 Linton Court has the significant advantage of backing onto The Green, a lovely central grassed area with a bandstand, and the property has a level rear garden facing to the west and also with a first floor balcony, both being ideal for the afternoon and evening sun. The accommodation is planned over three floors and is surprisingly spacious with a fitted kitchen and dining area on the ground floor, a superb sitting room on the first floor, four double bedrooms and two bath/shower rooms.



Known as the 'Gateway to the Dales', Skipton is a thriving and historic market town on the edge of the stunning Yorkshire Dales National Park, with strong agricultural connections and a magnificent castle dating back to the 11th Century. Its colourful High Street hosts a market four days a week on the cobbled setts, along with a wide choice of shops, restaurants and public houses. The Leeds-Liverpool Canal runs through the town with its pretty towpath walks and for families there is an excellent choice of schooling at both Primary and Secondary level. Small wonder that in 2014 Skipton was voted by The Sunday Times as the best place to live in Britain, receiving commendations for its "ideal combination of low crime rates, top-class schools and great transport links".

Planned over three floors, the accommodation is described in brief below, with approximate room sizes:-

**GROUND FLOOR** Open PORCH with stone-flagged floor.

**RECEPTION HALL** Open return staircase to first floor with spindle balustrade and useful storage cupboard beneath. Door to Garage.

**KITCHEN AREA** 10' 6" x 7' 9" (3.2m x 2.36m) Range of cream coloured wall/base units with white knob handles. Beech-effect worktops with 1½ bowl stainless steel sink unit. Gas cooker point. Extractor hood. Plumbing for dish washer. Laminate oak-effect flooring. Newly-fitted UPVC door to rear garden.

**DINING AREA** 17' 3" x 8' 7" (5.26m x 2.62m) Open to the Kitchen so that the two rooms form an L-shape, this is a lovely room overlooking The Green to the rear. Radiator.

## FIRST FLOOR

### LANDING

**SITING ROOM** 17' 0" x 16' 4" (5.18m x 4.98m) A lovely L-shaped room with full-height picture windows, looking out to the West across The Green, and with a door to the FIRST FLOOR BALCONY which is timber-decked with cast-iron railings, a great place to enjoy that early evening glass. The Sitting Room also has a gas coal-effect fire in an Adam-style surround on marble hearth. Laminate flooring. Two radiators.

**BEDROOM 1** 16' 5" x 11' 3" (5m x 3.43m) max. Fitted wardrobes, drawers and overhead cupboards. Radiator in fretwork cover. Sliding doors to COVERED FIRST FLOOR BALCONY with quarry tiled flooring and cast-iron railings.

**EN SUITE SHOWER ROOM** Also with a door to the Landing, this room features a 3 piece white suite comprising shower cubicle with Mira shower fitment; low suite w.c.; pedestal hand basin. Chrome heated towel rail. Shaver point. extractor fan. Partial wall tiling.

## SECOND FLOOR

**LANDING** Retractable ladder access to fully insulated and part-boarded roof space. Radiator.

**BEDROOM 2** 14' 3" x 10' 6" (4.34m x 3.2m) plus dormer area and full-length range of fitted wardrobes and cupboards. Radiator in fretwork cover. Large roof window as well as dormer window, with a good open aspect across The Green. Laminate flooring.

**BEDROOM 3** 11' 3" x 8' 2" (3.43m x 2.49m) Radiator. Roof window.

**BEDROOM 4** 11' 3" x 7' 9" (3.43m x 2.36m) Radiator.

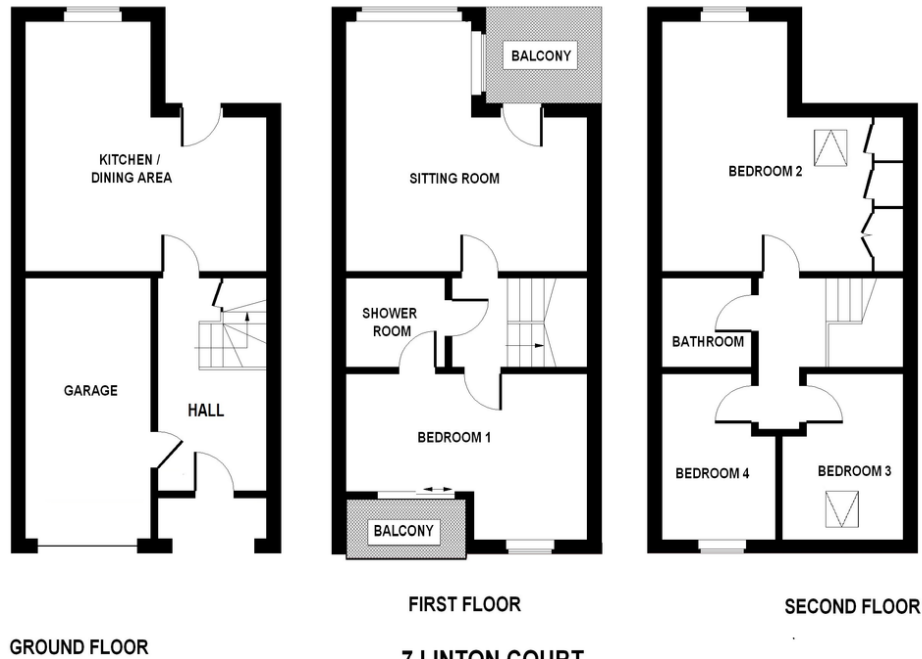
**BATHROOM** 3 piece white suite comprising bath with overhead Mira sport electric shower and glass shower screen; pedestal hand basin; low suite w.c. Chrome heated towel rail. Shaver point. Extractor fan.

**OUTSIDE** To the front there is a stone-flagged driveway (space to park 2 cars) giving access to the INTEGRAL SINGLE GARAGE, 16'3" x 8'6", with up-and-over door, plumbing for automatic washing machine and light/power/water supplies. To the rear there is a level lawn with timber fencing and hedging and outside water tap.

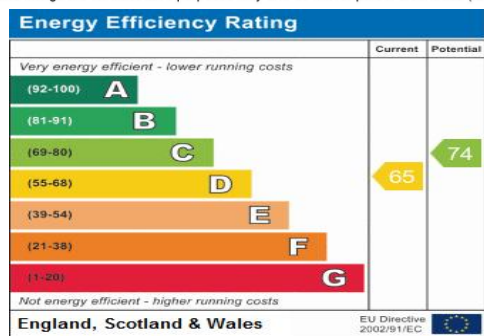
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

**TENURE** We understand from the vendors that the tenure of the property is Freehold. Please note that a small annual charge (currently £75) is levied on each Carleton Park property for the upkeep of the communal areas.





This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 172670)



Address:  
 7 Linton Court, Skipton

**GENERAL** The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**COUNCIL TAX** This property is in Council Tax Band D. For further details please visit Craven District Council's website [www.cravencdc.gov.uk/counciltax](http://www.cravencdc.gov.uk/counciltax) or telephone them on 01756 700600.

**VIEWING ARRANGEMENTS** We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office, telephone 01756 630555 or email [skipton@daleeddison.co.uk](mailto:skipton@daleeddison.co.uk). Our office opening hours are:-

Monday to Friday: 9.00am - 5.30pm  
 Saturday: 9.00am - 4.00pm  
 Sunday: 11.00am - 3.00pm

**DIRECTIONS** From Skipton High Street, proceed in the direction of Keighley (A6131) and just past the Tesco garage, turn right in the direction of Carleton. After quarter of a mile, turn right onto Carleton Road and then take the second right onto Carleton New Road. Turn right onto Carleton Avenue and first right onto Linton Court, where number 7 will be found on the left-hand side identified by our For Sale board.

**Dale Eddison**  
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 Skipton BD23 1JH

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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.