



18 Lambert Street, Skipton, BD23 2DR

Asking Price £199,950

- TWO BED TERRACE
- ENTRANCE PORCH
- GENEROUS SITTING ROOM
- GOOD TRANSPORT LINKS
- CHAIN FREE
- ENCLOSED REAR YARD
- GROUND FLOOR W.C
- MODERN DINING KITCHEN
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- AVAILABLE TO VIEW FROM 23RD MARCH

# 18 Lambert Street, Skipton, BD23 2DR

Stylish, chain free, stone-built terrace with two double bedrooms and enclosed rear yard. Ideally located close to the centre of Skipton. A proven rental and perfect for first-time buyers or investors, offering character, practicality and strong appeal in a highly sought-after market town.



Council Tax Band: B



## **PROPERTY DETAILS**

A stylish, chain free, inner stone-built terrace offering two excellent double bedrooms, enviably positioned in a convenient yet peaceful setting just moments from the heart of Skipton.

Having proven to be a highly successful residential let in recent years, the property now presents an exciting opportunity for a new owner. Ideally suited to first-time buyers, downsizers, or investors alike, this appealing home is located in one of the region's most sought-after market towns — frequently recognised as one of the happiest places to live — where demand consistently outpaces supply.

A welcoming and well-proportioned entrance porch leads into a generous sitting room brimming with character. Elegant arched recesses provide architectural interest, while an attractive fire surround forms a charming focal point. A large picture window floods the room with natural light, enhancing the sense of space, and an enclosed staircase rises neatly to the first floor.

To the rear, the modern dining kitchen combines style and practicality, offering ample storage and work surface space. This well-appointed room enjoys direct access to the enclosed rear yard and benefits from a particularly useful utility/cloakroom — an invaluable addition for modern living.

To the first floor, a spacious landing leads to two well-proportioned double bedrooms. The contemporary shower room is generously sized and finished in a clean, modern style.

Externally, the property features a neat frontage and a fully enclosed rear yard, ideal for outdoor seating and low-maintenance enjoyment.

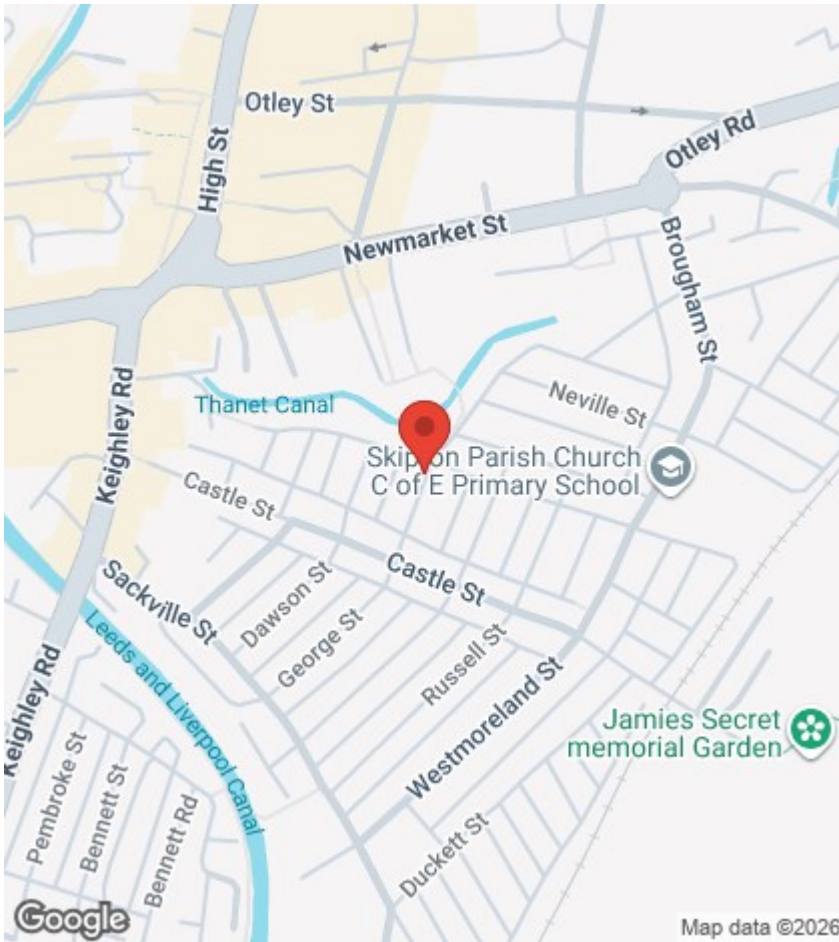
Lambert Street enjoys a prime position just outside the town centre, placing a wide array of shops, cafés, amenities and services within comfortable walking distance. Excellent transport links and highly regarded schooling for all ages further enhance the appeal.

For buyers seeking a spacious and characterful home within easy reach of amenities, this delightful property represents an opportunity not to be missed.

## **ADDITIONAL INFORMATION**

The property was fully rewired in 2022.

New mains water supply pipe fitted.



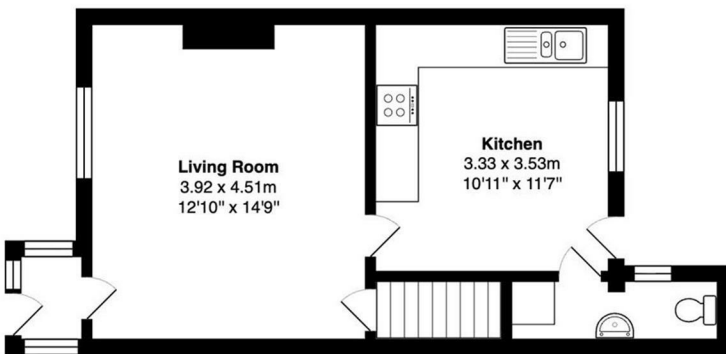
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

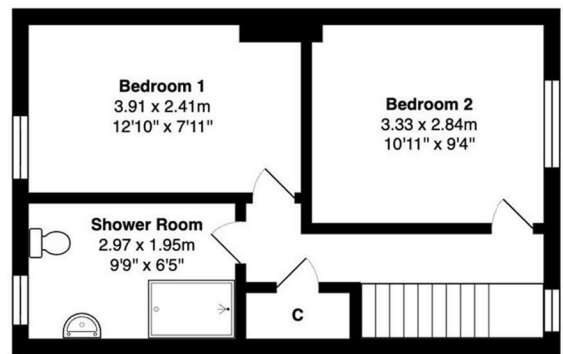
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

All measurements are approximate and for display purposes only