



2 The Summit, Thornton In Craven, Skipton,
North Yorkshire, BD23 3TL

£575,000

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Nestled in the charming village of Thornton In Craven, The Summit presents an exceptional opportunity to acquire a semi-detached house that is perfect for family living. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout includes four comfortable bedrooms, ensuring that there is plenty of room for everyone.

The house features two bathrooms, which is particularly advantageous for busy households, allowing for convenience and privacy. The modern design of the property enhances its appeal, making it a welcoming home for both new buyers and those looking to settle in a tranquil setting.

Additionally, the property offers parking for 3+ vehicles, a valuable asset in this picturesque village. The Summit is ideally situated, providing easy access to local amenities and the stunning countryside that surrounds Thornton In Craven. This home is not just a place to live; it is a lifestyle choice that combines comfort, space, and a sense of community.

In summary, The Summit is a modern semi-detached house that offers a perfect blend of space and convenience, making it an ideal choice for families or anyone seeking a peaceful retreat in a beautiful location. Do not miss the chance to make this lovely property your new home.

The village of Thornton-in-Craven has a strong and vibrant community who work together in keeping the village attractive, resulting in it being awarded the 'Dalesman' Best Kept Village award several times, as well as scooping the prestigious Britain in Bloom award for small villages in 1989. There is a respected Primary School in the village and a historic church. The market town of Skipton is approximately 5 miles away and offers a wide range of shopping, social and recreational facilities as well as the highly regarded Ermysteds Grammar and Skipton Girls' High Schools. The town's railway station has services to Leeds, Bradford and London. Colne is also some five miles away and provides access to the national M65/M6 motorway network. Many West Yorkshire and East Lancashire business centres are within reasonable commuting distance.

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

Ground Floor

Entrance Vestibule
With tiled floor.

Reception Hall
Having coved ceiling, dado rail, radiator and dark oak effect laminate flooring.

WC
Two piece suite comprising; wash basin in vanity unit with open storage under and tiled top, low suite WC and extractor fan.

Utility Room

12'1 x 6'4
With a range of fitted base and wall units having limed facades, under unit lighting, tiled splashbacks and laminate worktops. Single drainer stainless steel sink unit, plumbing for automatic washing machine, panelled walls, air force wall mounted heater and tiled floor. Door to:-

Garage

15'8 x 12'1
Having up and over door, natural light, electric light and power.

Sitting Room

16'0 x 14'6
Having picture rail and rose, handsome views over the surrounding countryside, feature granite fireplace surround with raised hearth and cast iron open fire. Original cupboards and chest of drawer to alcoves on either side. Radiator.

Living Room

13'9 x 13'8
With deep cornice, picture rail and rose. Feature granite fireplace surround with raised hearth and living flame gas fire, having book shelving to either side. Radiator.

Breakfast Kitchen

14'6 x 12'0
Extensive range of fitted wall and base units having cream panelled facades, under unit lighting, tiled splashbacks and laminate worktops. Matching peninsula unit / breakfast bar with ample storage and part hardwood top. One and a half bowl single drainer stainless steel sink unit and a range of integrated appliances including four ring halogen hob with



stainless steel splashback and chimney extractor over. Single fan assisted electric oven with smaller oven / grill over. Space for dishwasher and space for American style refrigerator. Radiator and tiled floor. Sliding doors lead to:-

Conservatory
11'2 x 10'5

Having Fredrik air conditioning unit, two wall light points, twin French windows to rear garden and tiled flooring.

Cellar
Access from rear hall via stone steps with electric light and power.

First Floor

Landing
With exposed beam, dado rail and access to loft space.

Bedroom One
12'11 x 12'0
Fine views over the surrounding countryside. Full height fitted wardrobes with sliding part mirror fronted doors, radiator.

En Suite
Recessed low voltage lighting, part tiled walls and corner spa bath with mixer tap and telephone shower fitting. Panelled and glazed shower cubicle having Aqualisa thermostatic shower fitting, pedestal wash basin, low suite WC, extensive fitted storage with internal drawers and hanging areas, having mirror fronted doors. Underfloor heating.

Bedroom Two
15'11 x 11'0
Attractive cast iron fire place with nouveau design having fitted cupboards either side and radiator.

Bedroom Three
13'9 x 13'9
Attractive cast iron fire place of nouveau design having fitted cupboards to one side.

Bedroom Four
11'11 x 11'6
Fitted wardrobes having sliding mirror fronted doors, shelved alcove and radiator.

Bathroom
Low voltage lighting and part tiled walls including areas surrounding corner bath with mixer tap and telephone shower fitting having Triton electric shower fitting. His and hers wash basins in vanity unit, WC, heated towel rail, radiator and extractor. Underfloor heating.

Outside
The property is approached along a private lane passing other properties to a tarmacadam / flagged parking area. There is an outbuilding with light and power installed. A gravelled path leads passed the gable end of the house with outside tap, to the pleasant enclosed level rear gardens. These have mature planted flower beds, large level lawn and several paved patio areas, taking advantage of the long distance views over open countryside.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: E

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.

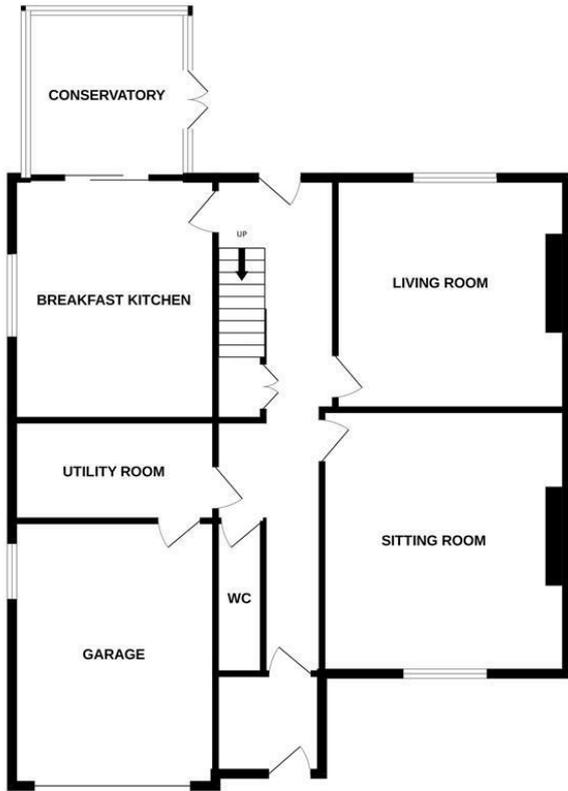
Viewings

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

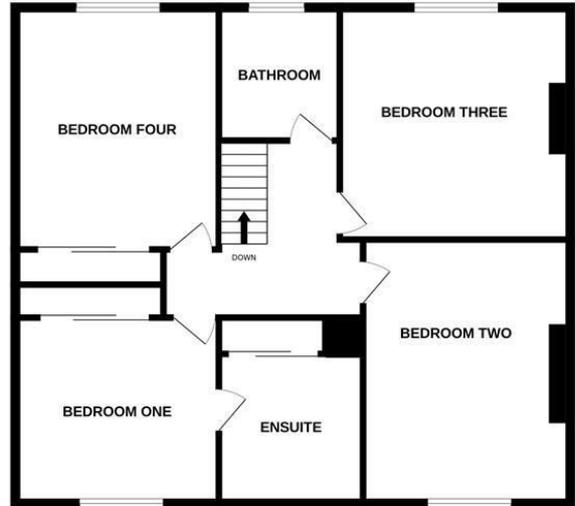




GROUND FLOOR



1ST FLOOR

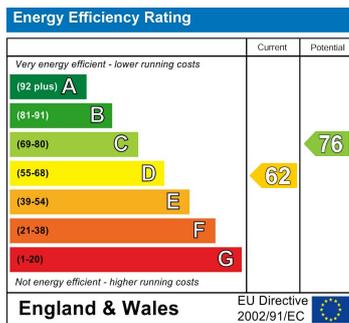


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

E

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.