



Pendle Street, Skipton, BD23 1SN

Asking Price £175,000

- NO UPPER CHAIN
- THREE BEDROOMS
- SPACIOUS LIVING AREA
- CLOSE TO LOCAL AMENITIES
- LARGER THAN AVERAGE END TERRACE
- REAR YARD
- DOUBLE GLAZING & CENTRAL HEATING
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS



# Pendle Street, Skipton, BD23 1SN

A spacious and versatile three bedroom family home on a prominent corner plot situated at the junction of Pendle Street and Bowling View. This well-presented and extended family home offers generous living space with flexible accommodation, ideal for a variety of needs.



Council Tax Band: B



## PROPERTY DETAILS

Situated at the junction of Pendle Street and Bowling View, this well-presented and extended family home offers generous living space with flexible accommodation, ideal for a variety of needs. Formerly a shop, the property boasts particularly spacious ground floor areas and is offered to the market with no onward chain.

Upon entering via a UPVC double-glazed door with side panels, you are welcomed into a bright and expansive living-dining room, flooded with natural light from multiple windows. This large reception space could easily be divided into two separate rooms if desired and features an open-tread staircase leading to the first floor, along with a charming multi-fuel stove as a focal point.

To the rear, a spacious dining-kitchen is fitted with a range of modern units, including an integrated oven and extractor hood. Twin double-glazed windows and a door to the rear yard ensure the kitchen enjoys plenty of natural light and a pleasant outlook.

Upstairs, a bright landing with window leads to three well-proportioned bedrooms—two doubles and a generous single—all benefitting from double-glazed windows and central heating radiators. The contemporary house bathroom is fitted with a modern suite, comprising a panelled bath with shower over, dual-flush WC and wash basin. The bathroom is part-tiled around the shower area and includes a heated ladder-style towel radiator and a double-glazed window for natural light and ventilation.

Externally, there is a small, west-facing yard to the rear that enjoys afternoon sun. Ample on-street parking is available directly outside on both Pendle Street and Bowling View.

This attractive and well-maintained home presents an excellent opportunity for first-time buyers or investors alike.



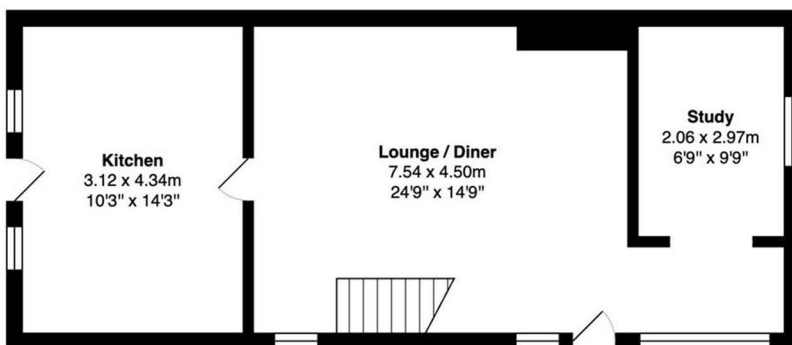
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

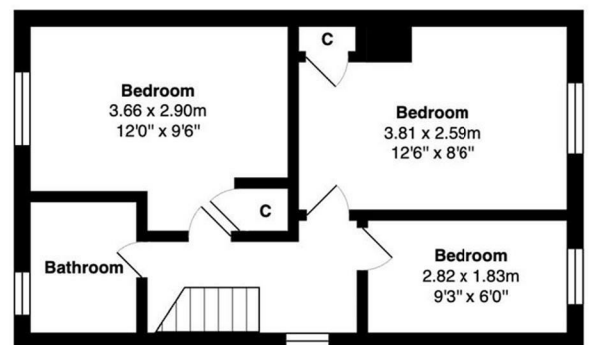
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>

All measurements are approximate and for display purposes only