



**BROWN ROBIN CAM LANE, THORNTON IN
CRAVEN, SKIPTON, BD23 3SX**

£225,000



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom House - Semi-Detached located in Thornton In Craven

Now in need of significant modernisation, this two bedroom semi-detached property provides a perfect project for somebody downsizing or first time buyers. Located in the popular village of Thornton In Craven, close to the neighbouring towns of Skipton and Barnoldswick.

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 UPVC DOUBLE GLAZED WINDOWS, the accommodation is on two levels and with approximate room sizes comprises:-

Ground Floor

Entrance Porch
With tiled floor.

Living Room
22'5 x 15'1 max
With gas coal fire and surround. Three radiators.

Kitchen
9'5 x 8'0
Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Gas cooker. Baxi boiler. Tiled flooring.

First Floor

Landing
Useful storage cupboard.

Bedroom One
15'1 x 11'2
Large double room with radiator.

Bedroom Two
10'9 x 9'1
Double room with radiator.

Bathroom
Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Built-in cupboard housing hot water cylinder. Radiator.

Garage
Single garage with up-and-over door.

Outside
To the front of the property there is a mature planted fore garden.
To the side of the property there is parking in front of the garage.
To the rear of the property there is a lawn with mature planted borders.

Council Tax & Tenure
Tenure: Freehold
Council Tax Band: D

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

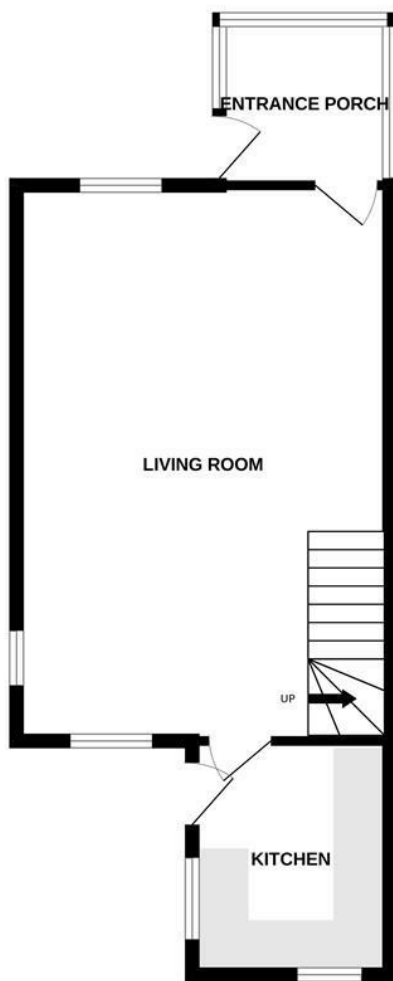
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

D

Energy Performance Graph

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

Call us on

01756 799163

sales@carlingjones.co.uk

<https://carlingjones.co.uk/>

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.