



**97 BURNSIDE CRESCENT, SKIPTON, BD23 2BT**

**£229,950**



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This delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family.

The house features two bathrooms, ensuring that morning routines run smoothly and providing privacy for all occupants. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property boasts parking for two cars, a valuable asset in this desirable location. Skipton itself is known for its picturesque scenery and vibrant community, offering a range of local amenities, shops, and schools, all within easy reach.

This end-terrace house on Burnside Crescent presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious interiors and convenient parking, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

The accommodation with gas fired central heating (new boiler 2023) and UPVC double glazing (recently fitted windows), with approximate room sizes comprising:

Ground Floor

Living Room

14'0 x 13'7

Cast iron multi fuel burner set on a stone hearth with oak mantel.

Kitchen Area

17'4 x 8'6

Range of wall and base units with contrasting granite effect laminate worktop and mosaic tiled surround. 1.5 bowl stainless steel sink and drainer unit. Integrated electric oven with five ring stainless steel gas hob and stainless steel extractor hood above. Plumbing for automatic washing machine and plumbing for dishwasher. Concealed Worcester combination boiler. Open to;

Dining Area

13'2 x 8'1

Sliding uPVC glazed patio door to the rear garden.

Shower Room

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Part wet board, part tiled.

First Floor

Landing

Bedroom One

11'2 x 11'1

Double room with view to front elevation.

Bedroom Two

10'10 x 9'1

Double room with view to front elevation.

Bedroom Three

8'2 x 8'0

Large single room with view to rear elevation.

Bathroom

Three piece white suite comprising panelled bath with plumbed in thermostatic shower and electric shower. Tiled surround together with pedestal hand wash basin and mixer tap with tiled splash back. Low level WC. Electric underfloor heating.

Outside

To the front of the house is a private tarmacadam driveway with parking for up to two cars and raised beds. To the rear of the property is a split level garden comprising flagged patio, lawned area, flowerbeds and a flagged patio. Timber garden shed with power and water.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: B



#### 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



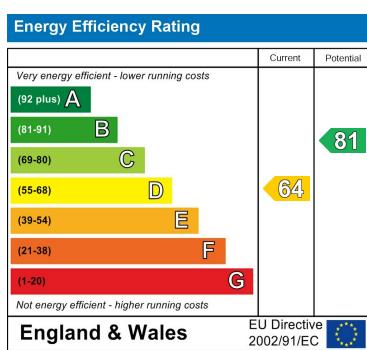


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

B

Energy Performance Graph



Call us on

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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.