



House - Terraced (EPC Rating: E)

**3 HOTHFIELD TERRACE, SKIPTON, BD23 2AX**

**£460,000**



# 4 Bedroom House - Terraced located in Skipton

This delightful terraced house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for all occupants. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Skipton, known for its picturesque scenery and vibrant community, offers a range of local amenities, including shops, schools, and parks, all within easy reach.

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.

With gas-fired central heating and hardwood sash windows to the front UPVC double glazed windows to the rear, the accommodation is described in brief below with approximate room sizes:-

## Ground Floor

### Entrance Vestibule

With tiled flooring, radiator and deep ceiling coving.

### Entrance Hall

With deep ceiling coving, dado rail and oak flooring. Matted footwell and radiator.

### Sitting Room

13'8 x 12'7 plus bay

Living flame gas fire with decorative surround and hearth. Ornate features including deep ceiling coving, ceiling rose and oak flooring. Vertical radiator.

### Family Sitting Room

12'9 x 11'8

Fitted oak cupboard and oak flooring. Deep ceiling coving, ceiling rose and radiator.

### Dining Kitchen

18'10 x 16'2 max

Range of fitted shaker style wall, base and island units with quartz worktop, inset sink and finished with brass fittings. Appliances comprising; 5-ring range gas cooker, fridge freezer, dishwasher and plumbing for automatic washing machine. Bi-folding doors, spotlighting, LVT flooring and four Velux windows. Underfloor heating.

## Lower Ground Floor

### Sung/Occasional Bedroom

14'11 x 13'4

Lower ground floor room used by the current owner as a play room but potential for several uses. Spotlighting and radiator.

## Bathroom

Three piece suite comprising; low suite wc, pedestal hand basin and panelled bath with shower attachment. Heated towel rail, partly tiled walls, tiled flooring, extractor fan and spotlighting.

## First Floor

### Landing

Split level landing. Under stairs storage cupboard.

### Bedroom One

12'11 x 11'9

Fitted wardrobes, coving, ceiling rose and radiator.

### Bedroom Two

12'11 x 9'10

Fitted wardrobes, coving, picture rail and radiator.

### Bedroom Four

9'6 x 7'8

Coving and radiator.

## House Bathroom

Four piece suite comprising; low suite wc, wall hung basin, bath and large walk-in shower cubicle with rainfall shower unit over. Partly tiled walls, tiled flooring, two chrome heated towel rails, extractor fan and spotlighting. Airing cupboard housing Vokera boiler and pressurised hot water cylinder.

## Second Floor

### Bedroom Three

14'9 x 9'8

Fitted cupboards to the eaves, Velux window and radiator.

## Outside

To the front of the property there is a lovely landscaped area with an Indian stone pathway and gravelled area.

To the rear of the property there is flagged yard leading to an off-street parking space. Beyond is a beautiful raised terrace which is fully flagged with fantastic views. There is also an outhouse with electric and light.





#### 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

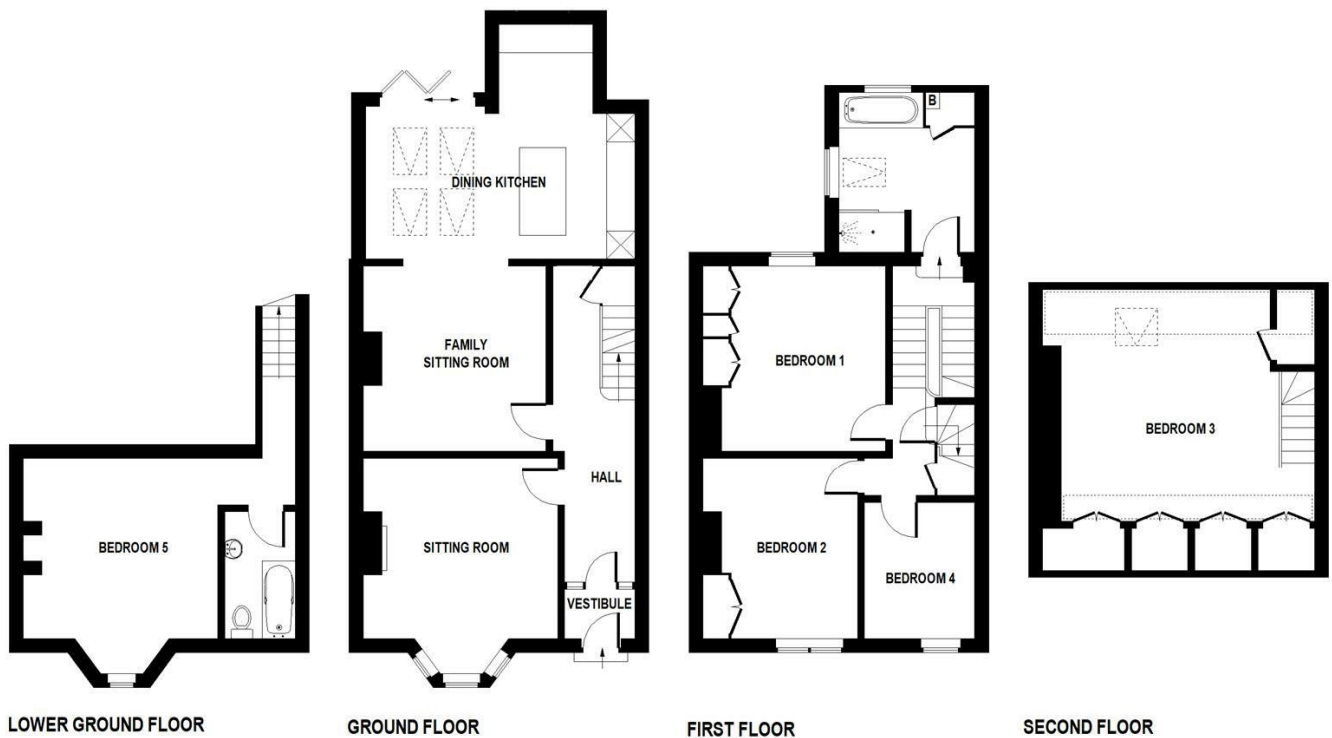
#### Anti Money Laundering Regulations

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





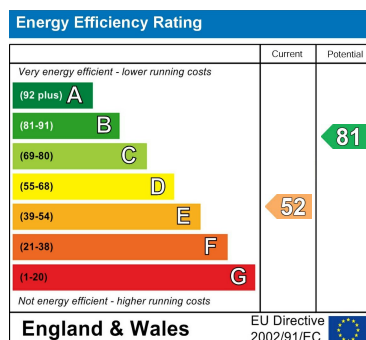
### 3 HOTHFIELD TERRACE

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 617357)

Council Tax Band

**D**

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.

**CARLING**  
**JONES**