



63 WESTMORELAND STREET, SKIPTON, BD23
2DY

£175,000



2 Bedroom House - End Terrace located in Skipton

Nestled in the charming town of Skipton, this delightful end-terrace house on Westmoreland Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families or couples. Now in need of modernisation.

Skipton

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.

Ground Floor

Entrance Hall

The entrance hall welcomes you with natural light through a front door featuring decorative glass panels.

Living Room

23'3 x 13'6

This spacious living room extends through the depth of the home.

Kitchen

7'5 x 7'5 ave

The kitchen is compact with white cabinetry and black countertops. It benefits from a large window above the sink, flooding the space with natural light. The kitchen features an integrated oven, hob, and tiled walls, creating a practical area for cooking.

First Floor

Bedroom 1

14'1 ave x 13'3

The main bedroom is bright and spacious, featuring two windows that fill the room with light.

Bedroom 2

10'4 x 6'4

A smaller second bedroom with a single window.

Bathroom

The bathroom is generously sized and equipped with a separate shower cubicle, a pedestal washbasin, a toilet, and a bathtub. Louvered door conceals storage space.

Second Floor

Attic

14'6 x 6'6

The attic space is compact with sloping ceilings. It features a large skylight window that floods the room with natural daylight.

Rear Garden

The rear garden is enclosed by stone walls and offers a paved patio area with a small section of artificial grass.

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



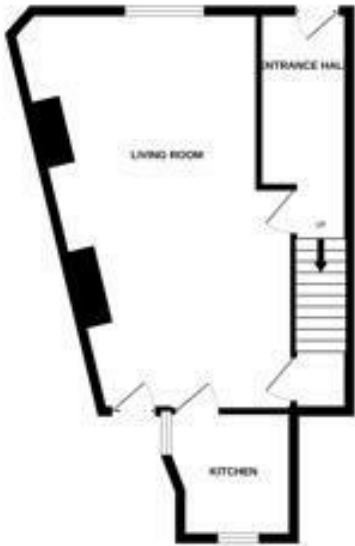
buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

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



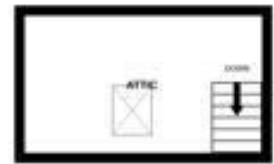
GROUND FLOOR



FIRST FLOOR



SECOND 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

B

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		

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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.

