



100 MOORVIEW WAY, SKIPTON, BD23 2LN

£299,950

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# 3 Bedroom House - Semi-Detached located in Skipton

Nestled in the charming area of Moorview Way, Skipton, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, an inviting reception room, kitchen and bathroom. There is a large garage, parking and a level rear garden.

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.

Benefiting from UPVC sealed unit double glazing and gas central heating the property comprises very briefly:

Ground Floor

Entrance Hall

Entered through UPVC door with useful understairs cupboard and radiator.

Living Room

23'4 x 13'7 max

Large reception room with both dining area and sitting area. Electric fire with decorative surround. Two radiators.

Kitchen

9'11 x 8'11

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Appliances comprising; induction hob, electric oven and canopied extractor fan. Plumbing for dishwasher. Spotlighting.

First Floor

Landing

Access to loft space.

Bedroom One

11'9 x 10'2

Double room with decorative panelling to the walls. Radiator.

Bedroom Two

10'2 x 9'11

Double room with built-in wardrobes, laminate flooring and radiator.

Bedroom Three

8'0 x 6'6

Single room with laminate flooring and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with shower over. Part tiled walls, tiled floor and cupboard above bulk head.

Garage

20'7 x 8'8

Up and over door, plumbing for washing machine and electric. Leading to;

Store

9'6 x 8'6

Outside

To the front of the property there is a private driveway. There is also a lawn with mature planted borders.

To the rear there is a decked seating area, pebbled seating area and a level lawn.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

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

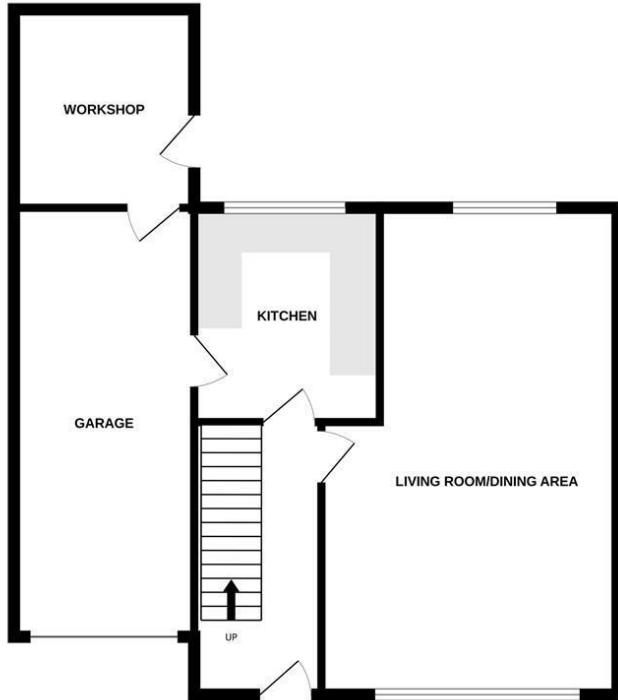
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

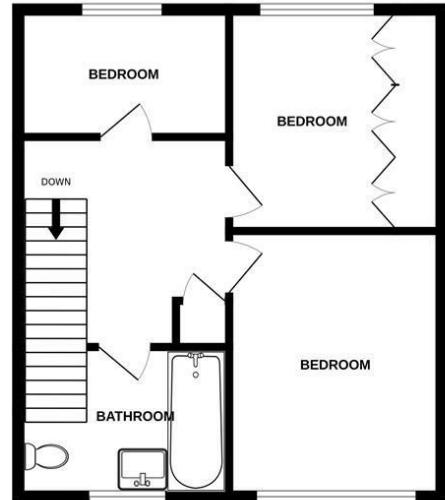
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



## GROUND FLOOR



## 1ST FLOOR

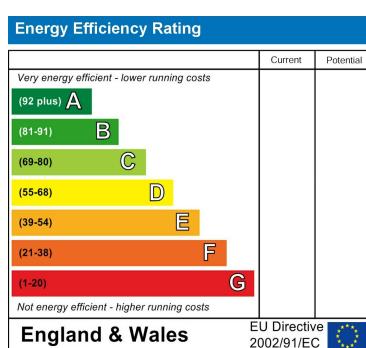


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



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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.

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