



47 BROUGHAM STREET, SKIPTON, BD23 2HD

£249,950

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 3 Bedroom House - Terraced located in Skipton

Nestled in the charming town of Skipton, Brougham Street presents a delightful opportunity to acquire a terraced house that is both inviting and practical. This well-appointed property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise comfort and functionality, making it an ideal home for families or those seeking a peaceful retreat. The house features three generously sized bedrooms, providing ample space for relaxation and rest. Each room is filled with natural light, creating a warm and welcoming atmosphere. With its appealing features and prime location, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to invest, this property is sure to meet your needs and exceed your expectations.

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 and UPVC double glazing, with approximate room sizes comprising:

## Ground Floor

### Entrance Vestibule

With original tiled flooring and deep ceiling coving.

### Entrance Hall

Packed full of original feature including deep ceiling coving. Radiator. Staircase leading to first floor.

### Sitting Room

12'4 x 11'11

Gas coal fire set within a decorative surround and hearth. Deep ceiling coving and radiator.

### Dining Room

13'1 x 12'5

Useful understairs cupboard. Shelving and radiator.

### Kitchen

12'2 x 6'9

Range of gloss wall and base units, oak block worktop, stainless steel sink unit and tiled splashback. Integrated appliances comprising; electric double oven, induction hob, canopied extractor fan and plumbing for automatic washing machine. Tiled flooring. Radiator. Door leading to the rear yard.

## First Floor

### Landing

Spacious landing with access to loft space.

### Bedroom One

13'0 x 10'0

Double room with window to the front elevation, coving and radiator.

### Bedroom Two

12'2 x 9'2

Double room with window to the rear elevation, coving and radiator.

### Bedroom Three

9'8 x 5'7

Single room with window to the front elevation, coving and radiator.

### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with thermostatic shower over. Fully tiled walls and flooring. Chrome heated towel rail. Extractor fan. Cupboard housing gas Main combination boiler.

### Outside

The the front there is a planted fore garden.

To the rear there is a Indian stone paved yard with access to the rear back street. There are two useful outhouses with one housing a toilet.

### 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

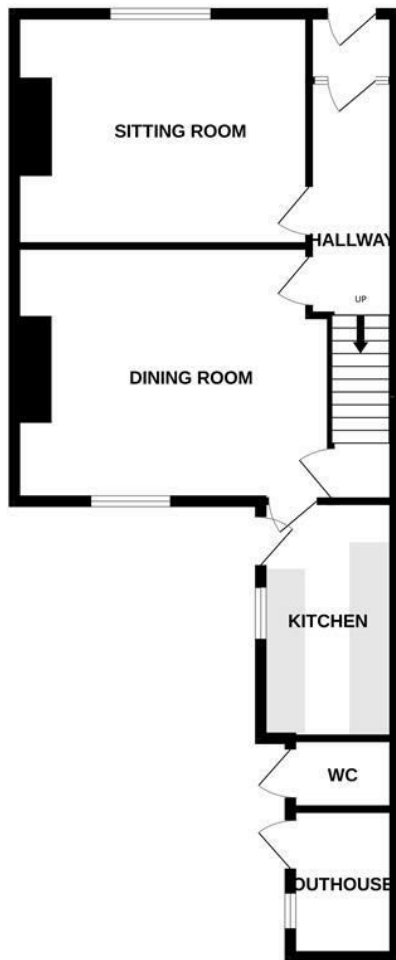
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

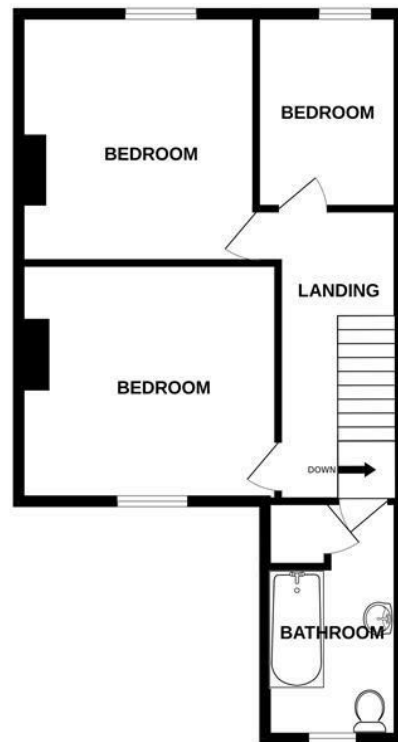
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

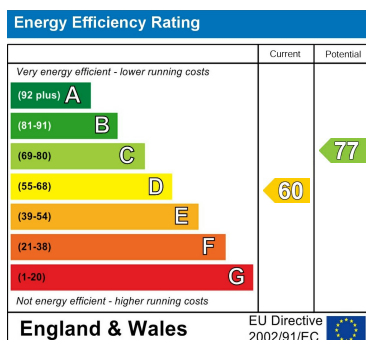


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 62025.

Council Tax Band

C

Energy Performance Graph



Call us on

01756 799163

[sales@carlingjones.co.uk](mailto: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.