



20 SHOTBANK ROAD, SKIPTON, BD23 2LH

£295,000



Nestled on the charming Shortbank Road in the picturesque town of Skipton, this delightful townhouse presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is designed to maximise space and light, creating a pleasant living environment.

Located in Skipton, known for its stunning countryside and vibrant community, this townhouse is within easy reach of local amenities, schools, and transport links. The area boasts a rich history and offers a variety of recreational activities, making it an ideal place to call home.

In summary, this home on Shortbank Road is a wonderful opportunity for anyone looking to settle in a friendly and picturesque part of Yorkshire. With its ample living space and convenient location, it is sure to attract interest from a range of buyers. Do not miss the chance to view this charming property.

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.

Hallway

The hallway welcomes you into the home with a straightforward and functional design, providing access to the living spaces, kitchen, and a convenient downstairs WC. It features wooden flooring that matches the living area and kitchen, and a staircase leading to the first floor, ensuring smooth circulation throughout the ground floor.

WC

With two piece white suite comprising low suite WC together with a hand wash basin. Partial ceramic wall tiling. UPVC sealed unit double glazed window.

Living Room / Dining Area

23'7 x 11'8 max

This living room and dining area offers a versatile and welcoming space, filled with natural light from a bay window and sliding glass doors that open onto the garden. The room is enhanced by warm wooden flooring and features a cosy wood-burning stove nestled against a burnt-orange feature wall, creating a charming focal point. The adjoining dining area comfortably fits a table and chairs, with ample space for relaxing or entertaining guests.

Kitchen

12'9 x 8'8

The kitchen is a practical and stylish space, fitted with green cabinetry offering plenty of storage and wooden worktops that add warmth to the room. It features an integrated oven, ample counter space, and a window that provides a pleasant view and natural light, making it a comfortable place for cooking and meal preparation. The kitchen flows naturally from the hallway and leads into the living and dining area, supporting an open and connected layout.

Bedroom 1

11'6 x 11'1

This bedroom boasts a full wall of built-in wooden wardrobes, providing excellent storage options while maintaining a neat and uncluttered appearance.

Bedroom 2

11'8 x 8'10

A bedroom designed with practicality in mind, featuring a wall of light grey wardrobes including a mirrored central section that enhances the sense of space.

Bedroom 3

8'8 x 6'10 max

A cosy bedroom or nursery space with a window bringing in daylight and fitted with a radiator below.

Bathroom

The bathroom is a bright and functional space, fitted with a walk-in shower enclosed by glass panels, a pedestal sink beneath a window for natural light, and a wooden worktop adding a touch of warmth. The walls are partly tiled in a light colour, creating a clean and fresh atmosphere.

Rear Garden

32'11" x 19'10"

The rear garden is a beautifully maintained outdoor space, combining a paved patio area shaded by a pergola with climbing plants, perfect for alfresco dining or entertaining. Beyond this, the garden extends into a lush lawn bordered by well-tended shrubs and flower beds. There is a garden shed at the far end, offering a peaceful and private setting for relaxation and outdoor activities.

Garage/Basement

18'4 x 11'8 max

with light and power. Useful store cupboard at the rear housing the gas central heating boiler. Opening through to a: Further Store/Workshop
Also having light and power.

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



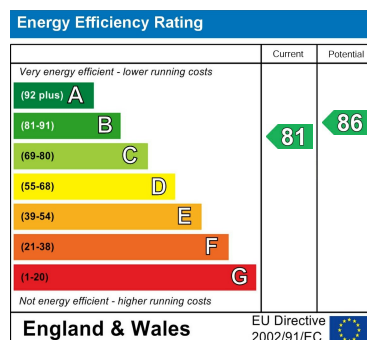


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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