



8 BURNSIDE CRESCENT, SKIPTON, BD23 2BJ

£199,950



Nestled in the charming area of Burnside Crescent in Skipton, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

Skipton, known for its picturesque scenery and vibrant community, offers a range of local amenities, including shops, schools, and parks, all within easy reach. This home presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the tranquillity of suburban living.

In summary, this terraced house on Burnside Crescent is a wonderful choice for anyone seeking a comfortable and practical home in Skipton. With its spacious bedrooms, inviting reception area, and convenient parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

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

With a traditional UPVC and sealed unit double glazed front entrance door. Staircase to the first floor.

Living Room

14'5 x 13'6

Cast iron wood burning stove on a stone flagged hearth. Built-in cupboards, display surfaces and display shelves. Wide square archway through to the:

Conservatory

15'5 x 9'6

This bright conservatory enjoys views over the garden and features large windows on three sides with a door opening out to the lawn. The terracotta tiled floor and light wood-effect ceiling create a fresh, airy environment perfect for enjoying the outdoors from the comfort of indoors.

Dining Kitchen

12'5 x 8'2

The dining kitchen offers a practical and functional space with light wood wall and base units, complemented by tiled flooring. Integrated appliances include a double oven and gas hob with an extractor hood above. A sizeable window floods the room with daylight, enhancing the welcoming feel. There is a door leading to the utility/WC.

Utility/WC

Low suite wc, plumbing for washing machine, tiled floor and extractor fan.

First Floor

Landing

Bedroom 1

11'4 x 9'8

The main bedroom is a comfortable double room featuring a large window that allows plenty of natural light. It is furnished with neutral carpeting, creating a tranquil space for rest.

Bedroom 2

11'4 x 11'0 max

A second bedroom with a bold blue accent wall, carpeted flooring, and a window overlooking the rear.

Bedroom 3

8'1 x 8'0

A smaller bedroom featuring laminate flooring and light-coloured walls.

Bathroom

A bathroom with a simple and practical layout, comprising a bathtub with overhead shower, a toilet, and a pedestal sink. The walls have a combination of tiles and paint, and the room benefits from a frosted window for natural light and privacy.

Garden

A well-maintained rear garden with a lush, green lawn bordered by mature trees and shrubs. A stepping stone path leads through the grass, offering a charming route to enjoy the outdoor space. The garden is private and enclosed by wooden fencing, ideal for relaxing or entertaining in the warmer months.

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

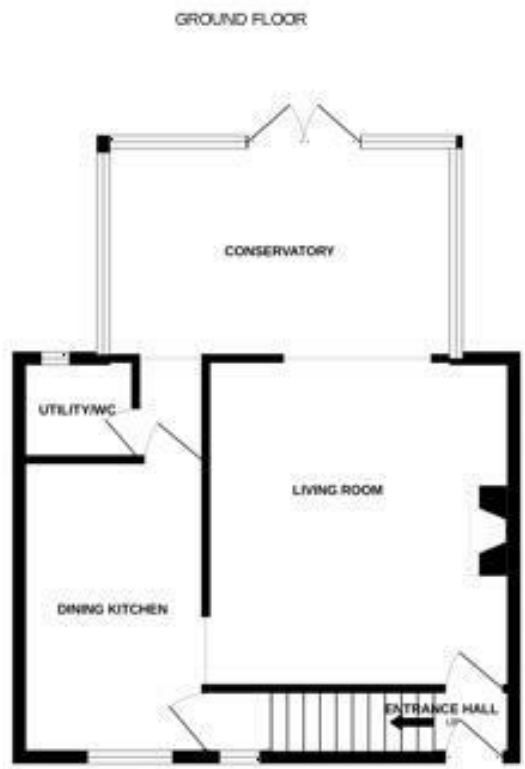
#### Anti Money Laundering Regulations

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



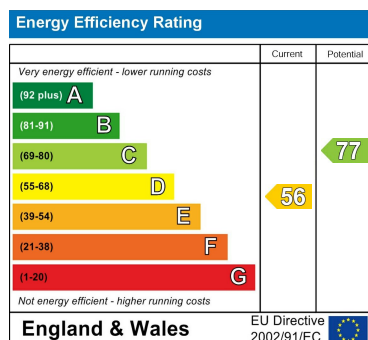


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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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**JONES**