



9 WEAVERS COURT, SKIPTON, BD23 2UU

£219,950



2 Bedroom House - Semi-Detached located in Skipton

Nestled in the charming area of Weavers Court, Skipton, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. One of the standout features of this property is the ample parking available for two vehicles, a rare find in many urban settings. This added convenience allows for hassle-free living, making it easier to come and go as you please.

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.

Planned over two floors with gas-fired central heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

Entrance lobby with half glazed UPVC entrance door with understairs cupboard off and carpeted return stairs to first floor.

Kitchen

8'11 x 7'11

Beech faced wall and base units, black granite type Formica worktops with complementary wall tiles and stainless steel one and a half sink top with mixer taps. Appliances comprising; electric oven, gas hob with extractor hood over, space for fridge freezer and plumbing for automatic washing machine. Combination central heating boiler. Double glazed UPVC window to the front.

Sitting Room

18'6 x 11'11 max

Living flame gas fire in timber surround with tiled hearth, double doors to external patio area and additional double glazed window to dining area.

First Floor

Landing

Access to loft space.

Bedroom One

12'7 x 9'8

Good size double bedroom with UPVC double glazed window overlooking the rear paved garden.

Bedroom Two

12'2 x 8'6

Good size double bedroom with UPVC double glazed window overlooking the rear paved garden.

Bathroom

Three piece white suite comprising; bath with shower over, a pedestal wash/hand basin and low level w.c. Ceiling to floor tiles in white. Radiator. EnviroVent extractor fan.

Outside

There is a pleasant private outdoor space to the rear accessed from the sitting room patio doors suitable for outside dining or BBQ, with Yorkshire stone flag paving and stone boundary walling.

Separate stone built single garage with electric sockets and lighting. Parking for extra car on the forecourt area.

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

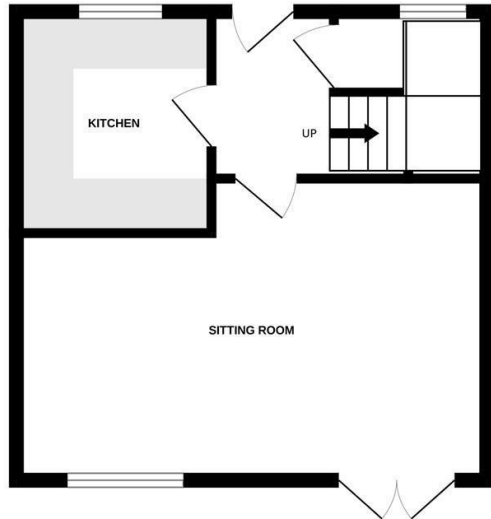
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

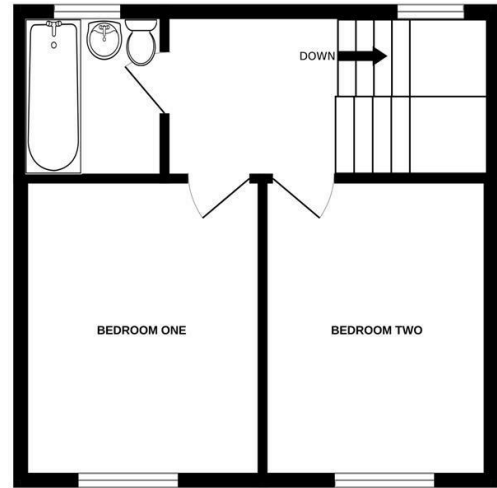
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

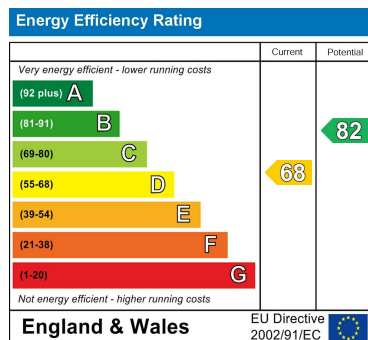


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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