



9 THORNTON CLOSE, SKIPTON, BD23 1SW

£180,000



3 Bedroom House - Terraced located in Skipton

Nestled in the charming area of Thornton Close, Skipton, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, newly fitted kitchen and bathroom, and a single garage.

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.

Entrance Vestibule

Entered through a UPVC door with storage cupboard.

Living Room

14'11 x 11'4

At the front of the home, the living room offers a bright and welcoming space with a large window allowing natural light to fill the room. The neutral carpet and soft wall tones create a calm and inviting atmosphere, with a door leading to the front porch and entrance.

WC

Two piece suite featuring; low suite wc and hand basin.

Dining Room

9'0 x 7'7

Adjacent to the kitchen, the dining room has a fresh and simple look with neutral walls and a window that brings in natural light. Door leading into the kitchen for ease of access.

Kitchen

8'6 x 6'10

The kitchen features a modern layout with grey cabinetry and wood-effect worktops, complemented by a light blue tiled splashback. Integrated appliances comprising; 4-ring gas hob, electric oven and extractor fan.

Landing

The first floor landing provides access to the bedrooms and bathroom in a practical layout, with neutral decor continuing the calm and clean feel throughout the home.

Bedroom 1

11'1 x 8'6

The largest bedroom benefits from a large window that fills the room with natural light, complemented by neutral walls and carpeting.

Bedroom 2

11'9 x 8'2 max

A second bedroom offers a good-sized space with neutral tones, carpeted flooring, and a window that looks out to the surrounding area, providing a comfortable room suitable for various uses.

Bedroom 3

8'1 x 6'2

The third bedroom is a compact room featuring a window that brings in natural light and neutral decor, ideal for a single bedroom or home office.

Bathroom

The bathroom is fitted with a clean and simple white suite including a bathtub, pedestal sink, and toilet. The walls are tiled in a contemporary light grey.

Rear Garden

To the rear, the garden is enclosed and offers a neat lawn area with a paved path running through it, providing a pleasant outdoor space for relaxation or gardening.

Garage

The property includes access to a communal garage area, featuring a row of garages with secure doors, offering parking and additional storage options.

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

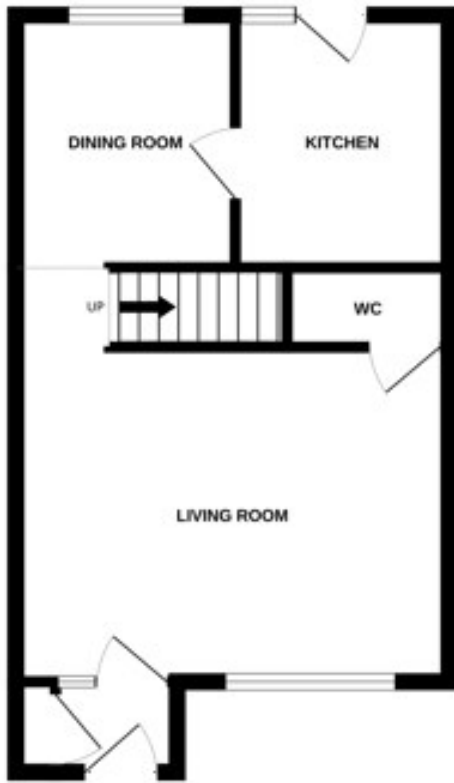
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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

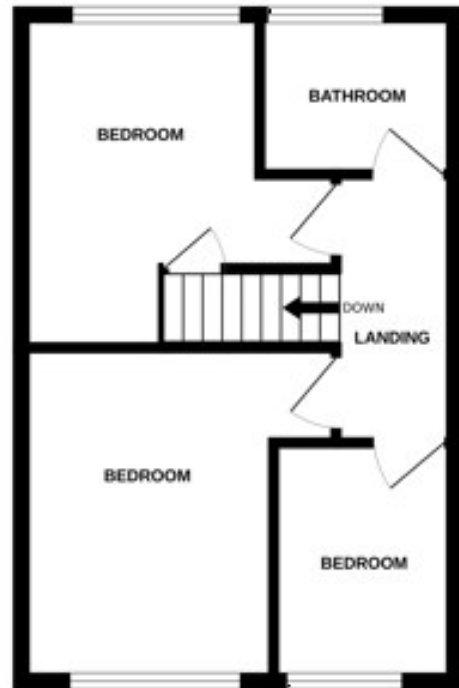
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



GROUND FLOOR



1ST FLOOR

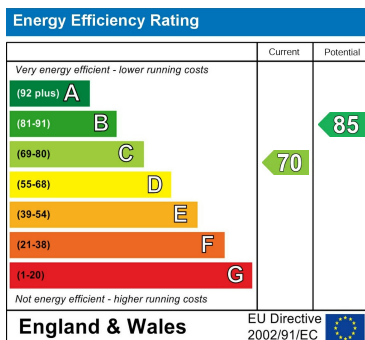


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

