



1 OLD UNION SQUARE BELMONT WHARF,
SKIPTON, BD23 1RL

£275,000



2 Bedroom House - Townhouse located in Skipton

Nestled in the charming area of Belmont Wharf in Skipton, this delightful townhouse offers a perfect blend of modern living and traditional character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable and stylish home.

Living Room

18'6 x 15'3 max

Sliding doors open to a small balcony with a view over the surrounding stone buildings and greenery, allowing natural light to flood the space. T

Kitchen

9'1 x 7'10

The kitchen is neatly arranged with white cabinets and grey work surfaces that contrast subtly with the pale blue walls. It is fitted with a gas hob and includes space for a washing machine. A window above the sink provides a pleasant outlook onto greenery outside, while the tiled splashback adds a decorative touch to the practical layout.

Bedroom One

14'7 x 9'1

Double room with built-in wardrobes.

Ensuite

The shower room is compact yet well-equipped with a white suite including a pedestal basin and corner shower enclosure. The tiled walls in soft shades of cream and pale pink are complemented by a mirrored cabinet above the basin.

Bedroom Two

11'10 x 9'1

Double room with built-in wardrobe.

Bathroom

The bathroom features a walk-in shower with a rainfall shower head and a simple white basin. The half-tiled walls are finished in white tiles with a dark wood-effect shelf above, contrasted by a calming green painted wall for a fresh, crisp look. A window allows natural light to brighten the space.

Garage

18'6 x 15'3 max

The garage offers a practical space with concrete flooring

and blockwork walls, complete with an electric roller door and a side door with window, providing natural light and easy access. It is an ideal space for parking and additional storage needs.

Rear Garden

The private rear garden is low maintenance with a range of mature shrubs and plants bordered by stone walls that offer privacy and charm. There is a paved pathway and a decorative stone feature in the centre, creating a pleasant outdoor space to enjoy.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: D

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



laundrying 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



2ND FLOOR

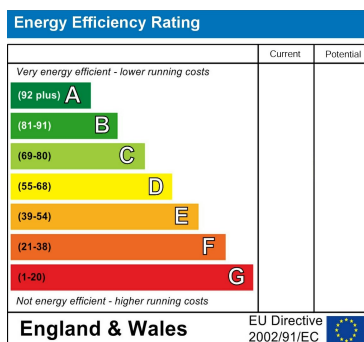


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

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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