

FREEHOLD



House - Semi-Detached (EPC Rating: D)

10 CARLETON ROAD, SKIPTON, BD23 2AU

£215,000



3 Bedroom House - Semi-Detached located in Skipton

Now in need of modernisation, this three bedroomed semi-detached house is perfect for a growing family with the potential for a prospective purchaser to make it their own! The property provides ample internal space and lovely private outside space while being close to all local amenities and schools.

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.

Benefiting from UPVC sealed unit double glazing and gas central heating the property comprises very briefly:

GROUND FLOOR

ENTRANCE HALL

With UPVC front door and radiator.

SITTING ROOM

13'6" x 12'2" plus bay

With gas coals effect fire, decorative surround and radiator.

DINING AREA

9'5" x 8'5"

Double patio doors leading to;

CONSERVATORY

7'5" x 5'4"

With tiled flooring.

KITCHEN

12'11" x 9'4" max

Range of wall and base units with tiled splashback, composite sink unit and laminate worktop. Electric double oven, gas hob, space for fridge freezer, plumbing for washing machine and understairs pantry. Gas combination boiler.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE

10'11" x 10'8" max

Picture rail and radiator.

BEDROOM TWO

11'0" x 10'8" max

Built-in cupboard and radiator.

BEDROOM THREE

7'4" x 5'11"

Built-in cupboard and radiator.

BATHROOM

Three piece suite comprising; low suite wc, hand basin and walk-in shower with Mira electric shower over. Store cupboard and radiator.

OUTSIDE

To the front of the property there is a pebbled fore garden with a path leading to the front door.

To the rear of the property there is a private paved garden with mature planted borders. There is also a useful storage room.

COUNCIL TAX & TENURE

Council tax band: C

Tenure: Freehold

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 NOTES & 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

VIEWINGS

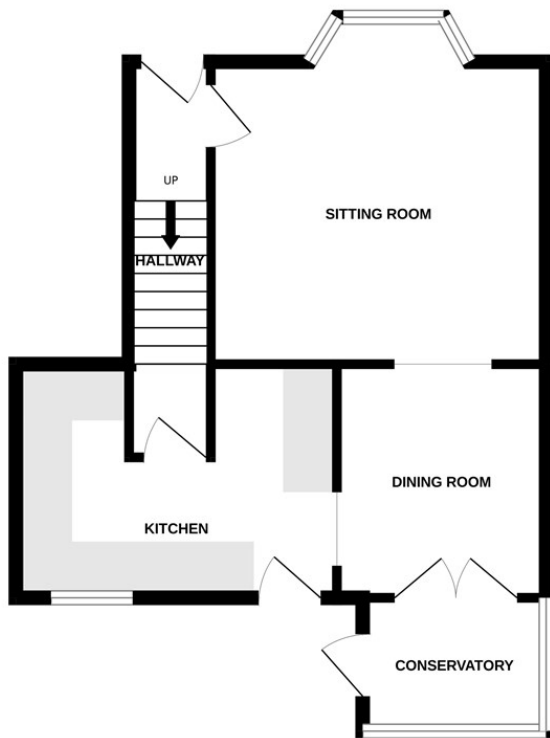
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

Anti Money Laundering Regulations

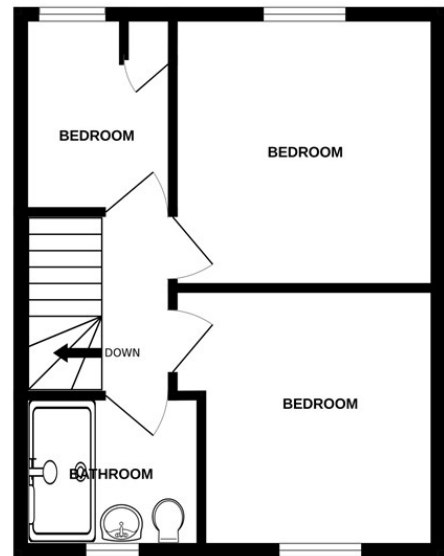
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost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



GROUND FLOOR



1ST FLOOR

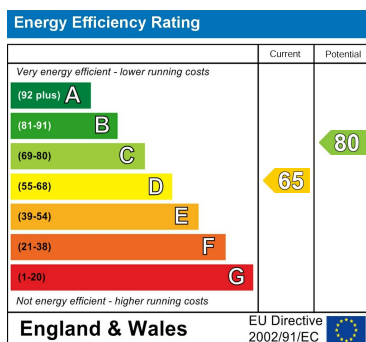


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Call us on

01756 799163

sales@carlingjones.co.uk

<https://carlingjones.co.uk/>

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.