



11 CLIFFORD STREET, SKIPTON, BD23 2AD

£135,000



# 2 Bedroom House - Terraced located in Skipton

Now in need of refurbishment, the property features two double bedrooms and two bathrooms. Located in the market town of Skipton, close to all local amenities, this home plenty of potential for a variety of purchasers.

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 combination boiler and vinyl flooring.

### Kitchen/Diner

15'11 x 13'4

The kitchen/diner is spacious, featuring a range of soft blue cabinets providing ample storage and work surfaces. A large window allows plenty of daylight, and there is a built-in oven and hob set against a black tiled splashback.

### Sitting Room

12'11 x 12'0

This sitting room offers a traditional feel with a decorative fireplace as a central feature.

### Shower Room/Utility

The bathroom includes a shower enclosure, a washbasin set within a vanity unit, and a heated towel rail. The room is tiled part way up the walls in white. Plumbing for automatic washing machine.

## First Floor

### Landing

### Bedroom 1

12'0 x 11'4

Featuring a built-in wardrobe providing storage.

### Attic

14'0 x 6'8

Accessed through bedroom 1, the attic room is a versatile space with a skylight that floods the room with natural light.

### Bedroom 2

13'8 x 9'2

A second bedroom with a window providing ample daylight and a radiator below.

### Bathroom

A bathroom featuring a traditional style suite with a bathtub, washbasin, and toilet.

### Outside

To the rear there is a yard.

### Council Tax & Tenure

Tenure: Freehold

Council Tax Band: A

### 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



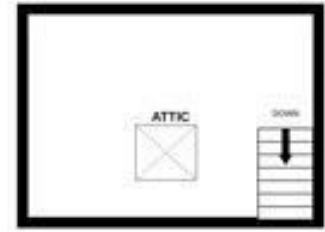
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the footprint 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

A

Energy Performance Graph

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

Call us on

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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.

