



23 DEVONSHIRE STREET, SKIPTON, BD23 2ET

£235,000



CARLING  
JONES

# 2 Bedroom House - Terraced located in Skipton

Nestled in the charming town of Skipton, this delightful terraced house on Devonshire Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant town.

The location on Devonshire Street places you within easy reach of Skipton's many amenities, including shops, cafes, and parks, all contributing to a lively and friendly neighbourhood. The town is renowned for its picturesque scenery and rich history, making it a wonderful place to call home.

In summary, this terraced house on Devonshire Street is a fantastic opportunity for anyone looking to settle in Skipton. With its two bedrooms, two bathrooms, and inviting reception room, it offers a comfortable living space in a desirable location.

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, the accommodation has gas central heating and timber framed sealed part double glazed windows, and is described in brief below using approximate room sizes:-

## Ground Floor

### Entrance Hall

Accessed through a timber door comprising; deep ceiling coving, laminate flooring and radiator.

### Sitting Room

11'7 x 10'7 plus bay

Recessed fireplace featuring cast iron wood burning stove with a Welsh slate hearth, original bay window and laminate flooring. Deep ceiling coving and radiator.

### Dining Kitchen

15'5 x 12'8

Range of handmade timber base units with tongue-and-groove finishes, porcelain sink unit and a range of handmade oak and Welsh slate worktops. Original built-in pantry cupboard, electric cooker, laminate flooring, picture rail and radiator. Useful under stairs pantry cupboard with light and shelving.

### Utility Area

Porcelain floor tiles and plumbing for a washing machine. Access to the rear yard.

### Shower Room

This shower room comprises; walk-in shower cubicle with a thermostatic shower over, hand basin with storage beneath and low suite wc. Chrome heated towel rail, polished metro wall tiles, porcelain floor tiles and extractor fan.

### First Floor

#### Landing

#### Bedroom One

15'4 x 10'9

Cast iron ornamental fireplace radiator. Useful built-in storage cupboards.

#### Bedroom Two

12'9 x 7'6

Radiator.

### Bathroom

Burlington three piece suite comprising; slipper bath with shower attachment, pedestal hand basin and low suite wc, all with chrome fittings. Worcester Bosch combination boiler and chrome heated towel rail.

### Outside

The house is fronted by mature flower beds and steps to the front door.

To the rear there is a pleasant, Indian stone flagged yard with two storage areas. Security light.

### 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

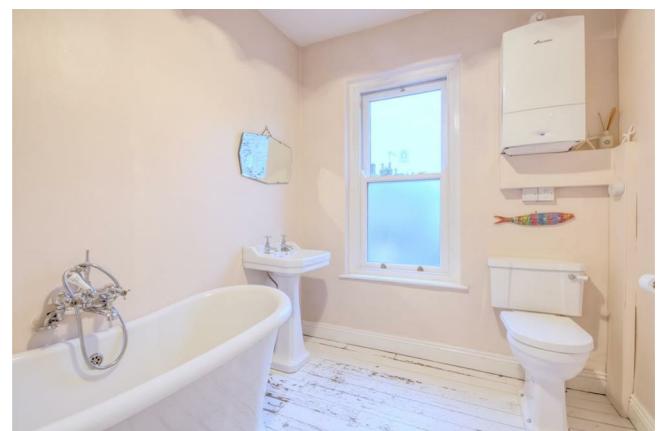
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

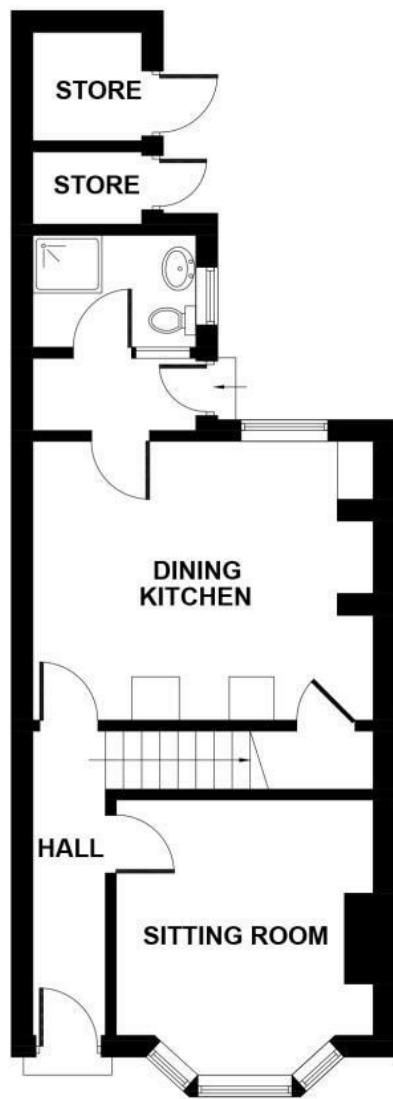
#### Anti Money Laundering Regulations

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.

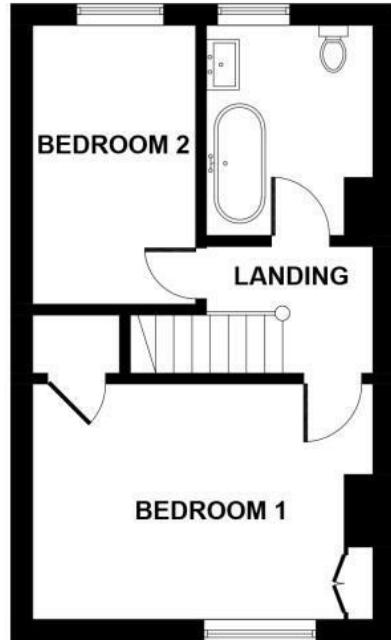
#### Viewings

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





**GROUND FLOOR**



**FIRST FLOOR**

This plan is for reference only and is in accordance with PMA guidelines.

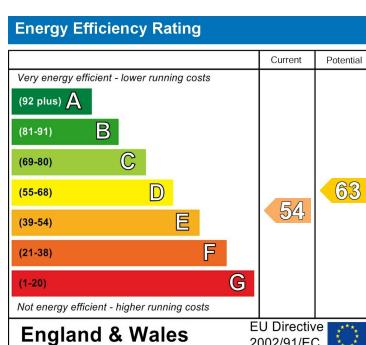
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01756 799163**

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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.

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