





3 BROUGHTON GROVE, SKIPTON, BD23 1TL

£149,950

CARLING JONES

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1 Bedroom Bungalow - Semi Detached located in Skipton

Nestled in the charming area of Broughton Grove, Skipton, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining guests. The well-appointed bedroom ensures a peaceful retreat, ideal for unwinding after a long day.

The bungalow features a thoughtfully designed bathroom, catering to all your essential needs. Its single-storey layout not only enhances accessibility but also promotes a sense of ease in daily living. The surrounding area boasts a friendly community atmosphere, with local amenities and picturesque landscapes just a stone's throw away.

This property is perfect for those seeking a low-maintenance lifestyle without compromising on comfort. Whether you are a first-time buyer, a retiree, or looking for a cosy retreat, this bungalow presents an excellent opportunity to enjoy the tranquillity of Skipton. Don't miss the chance to make this charming residence your new home.

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.

Living Room

16'0 x 12'8

This welcoming living room is filled with natural light from the front-facing window. It features a neutral carpet and a wall-mounted electric fireplace.

Kitchen

12'8 x 8'6

The kitchen is bright and practical, featuring a good range of light grey cabinets with wooden worktops. A large window above the sink looks out over the garden, while a side door provides convenient access to the outside. There is also space for a small dining table, making it a useful and inviting cooking and dining area.

Bedroom

9'11 x 8'11

The bedroom is cosy and well lit, featuring a single bed framed by built-in wardrobes that offer excellent storage without crowding the room. The neutral décor and carpet create a calm, restful atmosphere, while a window allows natural light to brighten the space.

Bathroom

The bathroom is modern and functional, fitted with a white pedestal basin, toilet, and a walk-in shower with glass doors. Partly tiled walls in a natural stone finish and a large frosted window enhance the light and airy feel.

Rear Garden

The rear garden offers a neatly paved patio area, ideal for outdoor seating or dining. It features two wooden storage sheds, providing practical space for garden tools and outdoor equipment.

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.

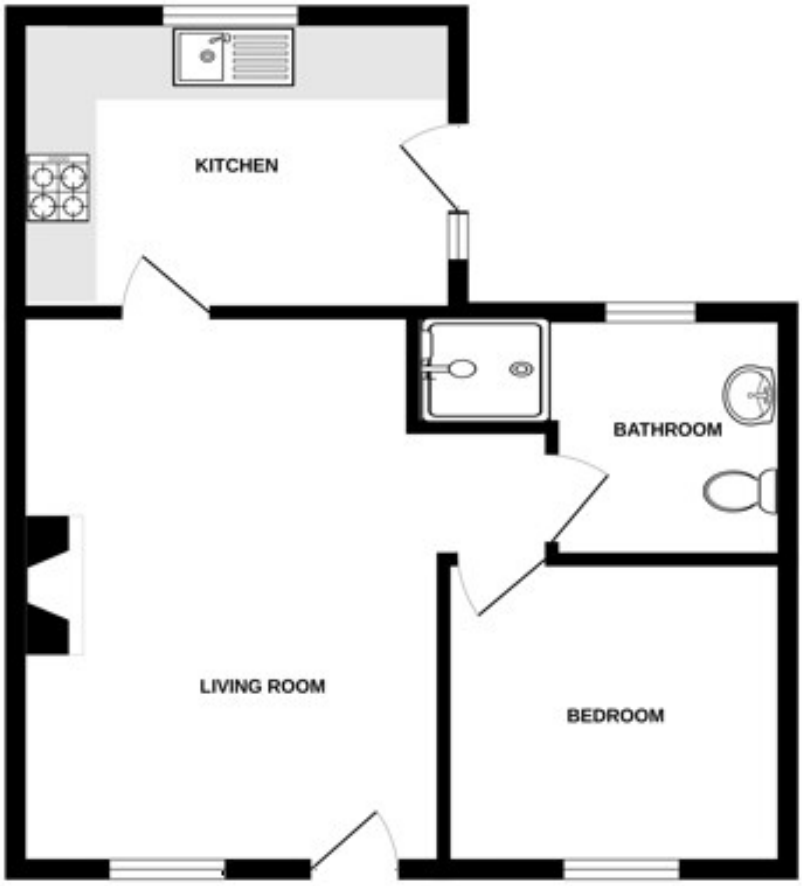
Viewings

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





GROUND FLOOR

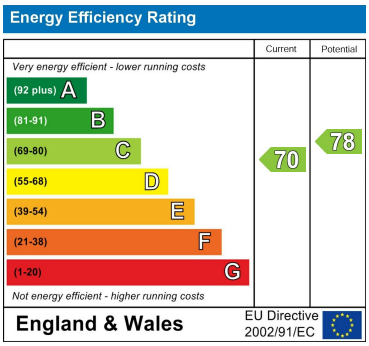


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A

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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