



5 EAST VIEW, CARLETON, SKIPTON, BD23 3HB

£254,500



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

Beautifully presented three bedrooomed Victorian terrace in the heart of Carleton village. This property provides both space and a cosy feel in a typical village environment. With stunning far reaching views across the park, St Marys church and beyond.

Carleton village offers a good range of local amenities including a Church, small convenience store, local pub, primary school, children's playgroup, cricket and football clubs and vibrant village social club with lots of pre-planned village events. Only two miles from Skipton, the property is within comfortable travelling distance of major road networks of West Yorkshire and East Lancashire and their business centres. The historic market town of Skipton, famous for its four days a week open street market provides comprehensive shopping and leisure facilities and is only a short drive from the Yorkshire Dales National Park. Skipton railway station offers regular services to Leeds, Bradford and Lancaster and even a direct daily train to London.

Benefiting from GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING. The accommodation is described in brief below, using approximate room sizes:-

Ground Floor

Entrance Hall

Entered through a UPVC door with solid oak flooring and radiator.

Sitting Room

11'10 x 11'5

Cast iron gas fire set on a grey stone hearth with timber mantel. Solid oak flooring, picture rail, coving and radiator.

Dining Room

13'2 x 12'7

Gas coals cast-iron stove in chimney breast with oak mantel. Oak flooring and large built-in cupboards with shelving. Understairs cellar head with light. Radiator and picture rail. Two wall lights.

Kitchen

13'10 x 9'3 max

Range of wall and base units with laminate worktop, tiled splashback and stainless steel sink unit. Space for fridge freezer, plumbing for dishwasher and plumbing for a washing machine. Built-in double electric oven and gas hob with stainless steel canopied extractor hood over. Laminate flooring, spotlighting and under counter lights. Velux window.

Rear Entrance Hall

Storage cupboard housing the Worcester combination boiler. Velux window.

First Floor

Landing

Large storage room with light. Access to the part boarded loft from drop-down ladder.

Bedroom One

14'7 x 8'

Floor to ceiling built-in wardrobe. Laminate flooring and radiator.

Bedroom Two

11'2 x 7'5

Radiator.

Bedroom Three

9'11 x 5'2

Radiator and window to rear elevation.

Bathroom

Three piece white suite comprising hand basin, low suite w.c and double shower cubicle with thermostatic shower over, glass shower screen and mermaid boarded walls. Other than the shower fully tiled white walls with border and karndean flooring. Chrome heated towel rail and storage cupboards under the sink unit. Spotlighting and extractor fan.

Outside

To the front there is a lovely Indian stone flagged patio leading to a further pebbled seating area with far reaching views over the park.

To the rear there is a further patio area.

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



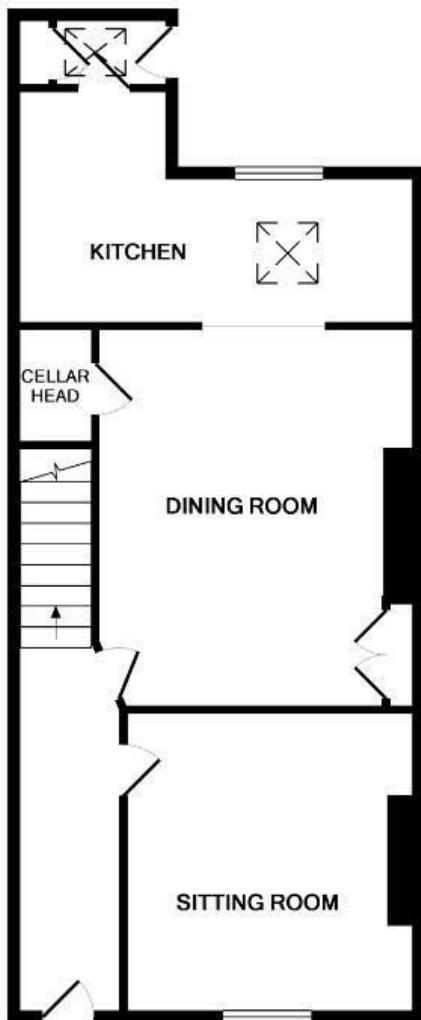
Anti Money Laundering Regulations

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.

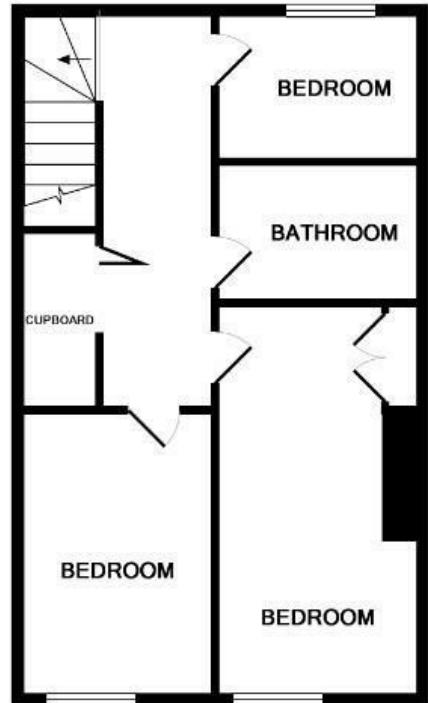
Viewings

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





GROUND FLOOR



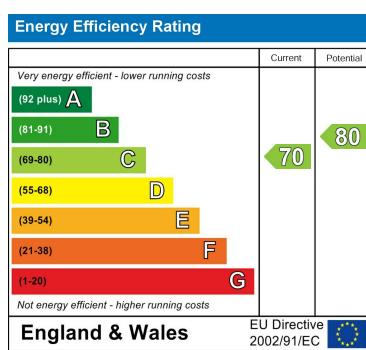
FIRST FLOOR

This plan is for reference only and is in accordance with PNA 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.
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Council Tax Band

C

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.