



70 KEIGHLEY ROAD, SKIPTON, BD23 2RA

£165,000



# 3 Bedroom House - Terraced located in Skipton

Traditional Victorian three bedroom stone built terraced house located within a pleasant level stroll into Skipton town centre along the canal tow path. Benefitting from gas central heating and uPVC double glazed windows, the house is offered with NO ONWARD CHAIN.

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.

With the benefit of GAS FIRED CENTRAL HEATING and UPVC DOUBLE GLAZED WINDOWS, the accommodation is on two levels and with approximate room sizes comprises:-

## Ground Floor

Entrance Vestibule  
UPVC door.

Sitting Room  
15'11 x 13'4  
Decorative fireplace, ceiling rose and coving.

Living/Dining Room  
12'9 x 10'3  
Useful understairs cupboard.

Kitchen  
9'0 x 7'9  
Range of wall and base units, laminate worktop and stainless steel sink unit. Gas hob, electric oven and canopied extractor fan. Plumbing for washing machine and vinyl flooring.

## First Floor

Landing  
Useful storage cupboard.

Bedroom One  
12'6 x 9'2  
Double room with built-in wardrobes.

Bedroom Two  
11'3 x 10'0 max  
Double room with built-in wardrobes.

Bedroom Three  
9'3 x 6'4  
Single room.

Bathroom  
Four piece suite comprising; low suite wc, hand basin, bath and shower cubicle with thermostatic shower over. Part tiled walls and vinyl flooring.

Outside  
To the rear there is a concrete yard with useful storage outbuilding.

Council Tax & Tenure  
Tenure: Freehold  
Council Tax Band: B

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

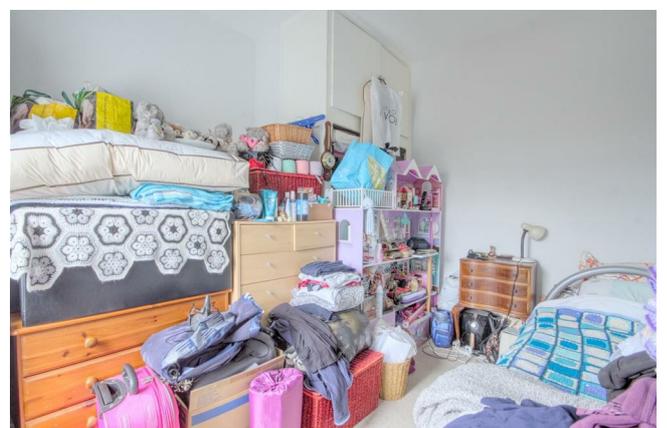
Anti Money Laundering Regulations  
To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is 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



# 70 Keighley Road, BD232RA

Approximate Gross Internal Area = 84 sq m / 904 sq ft

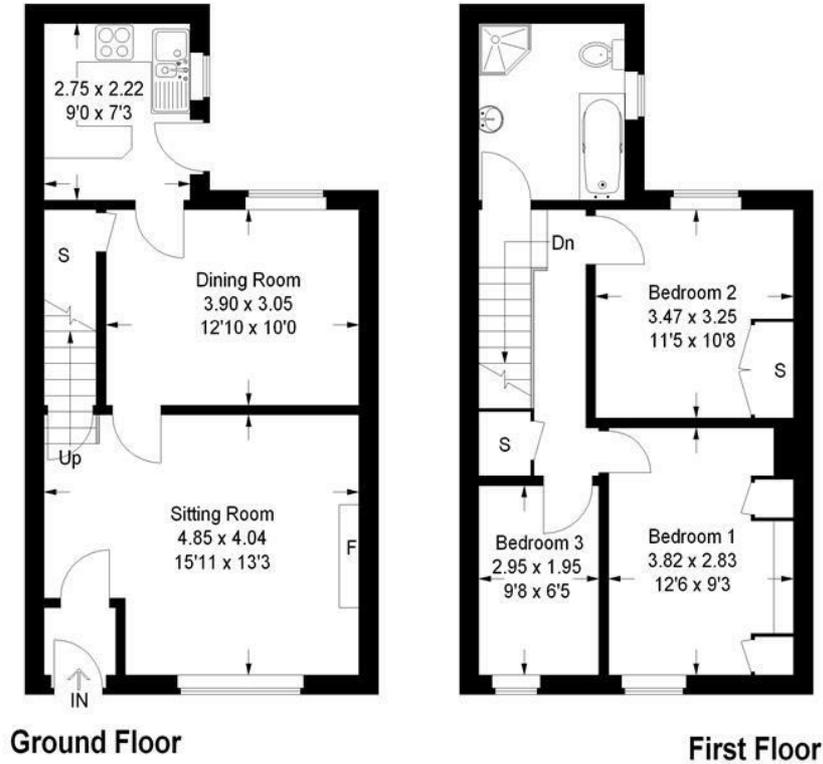
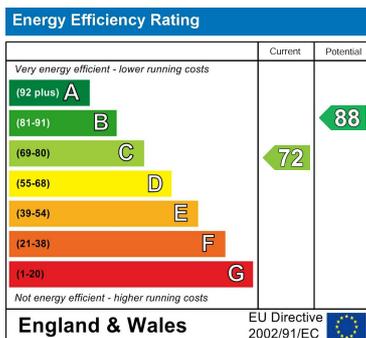


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2013 (ID65715)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01756 799163**

[sales@carlingjones.co.uk](mailto: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.

