



  
**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**£239,950**  
16 Springfields, Skipton, BD23 1HF

 **3**  **1**







**Well-presented three bedroomed semi-detached house level walking distance to Skipton Town Centre. Perfect for a growing family, featuring gardens to the front & rear, parking and detached garage.**

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.

The accommodation with gas fired central heating and UPVC double glazing, with approximate room sizes comprising:

#### **GROUND FLOOR**

##### **ENTRANCE VESTIBULE**

With timber front door including stained and leaded double glazing and timber inner door leading to the living room.



### SITTING ROOM

16' 4" x 14' 7" (4.98m x 4.44m)

With views over the beck including carved pine fire surround with marble type interior, matching hearth and living gas open coal style fire. Pine spindled staircase off to the first floor with matching balustrade. Also provides double glazing and double central heating radiator.

### BREAKFAST KITCHEN

14' 7" x 8' 9" (4.44m x 2.67m)

Well equipped with an attractive range of pine fronted wall and base units alongside contrasting worktops and tiled surrounds. A cream one and a half bowl sink with drainer unit, plumbing for washing machine, built in 'Indesit' oven and four ring glass 'Diplomat' and concealed overhead extractor hood. Wall mounted 'Vaillant' gas combination central heating boiler. French doors lead to an attractive rear garden and there is ample space for a table and chairs.

### FIRST FLOOR

#### LANDING

With pine spindled stair rails and deep built-in store cupboard

#### BEDROOM ONE

12' 8" x 8' 0" (3.86m x 2.44m)

A good sized double bedroom with upvc sealed double glazing providing long distance views across the beck with central heating radiator and deep built-in wardrobe.

#### BEDROOM TWO

10' 2" x 8' 0" (3.1m x 2.44m)

Another good sized double room with pleasant views, central heating radiator and deep built-in wardrobe.

#### BEDROOM THREE

7' 7" x 6' 3" (2.31m x 1.91m)

A single bedroom located at the front of the property with attractive views and central heating radiator.

#### BATHROOM

With a modern cream bathroom suite including panelled bath with 'Mira' thermostatic shower over, wash hand basin and white WC. Complementary floor to ceiling tiling and extractor fan.

#### DETACHED GARAGE

16' 5" x 9' 9" (5m x 2.97m)

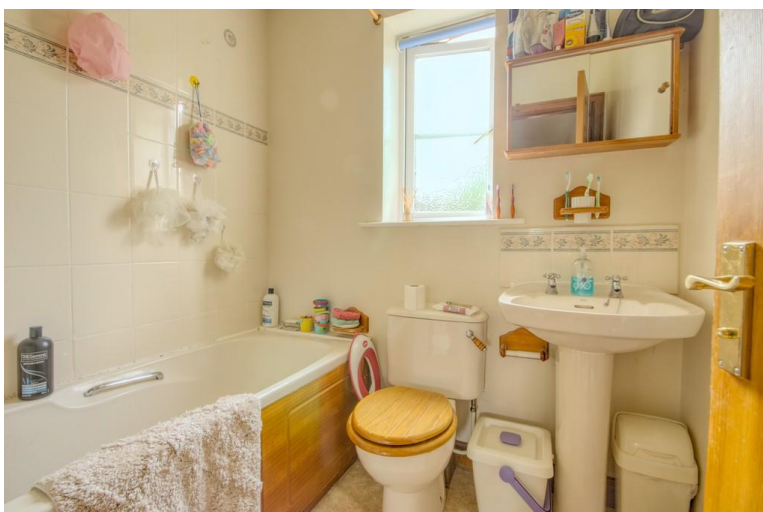
With roller door, electric and light.

#### OUTSIDE

To the front, the property is accessed by a path from the private drive. There is an established front garden including lawn, flowerbeds, shrubs and bushes. To the rear is an attractive low maintenance garden with pebbles and flower beds around the boundary.

#### 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 in to any commitment





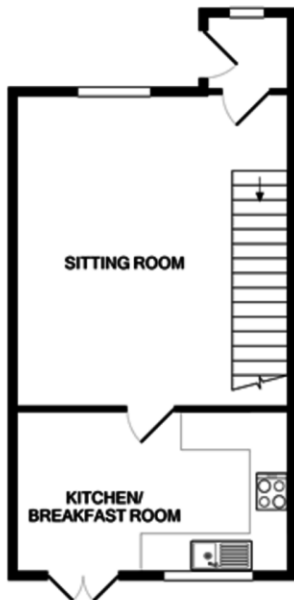
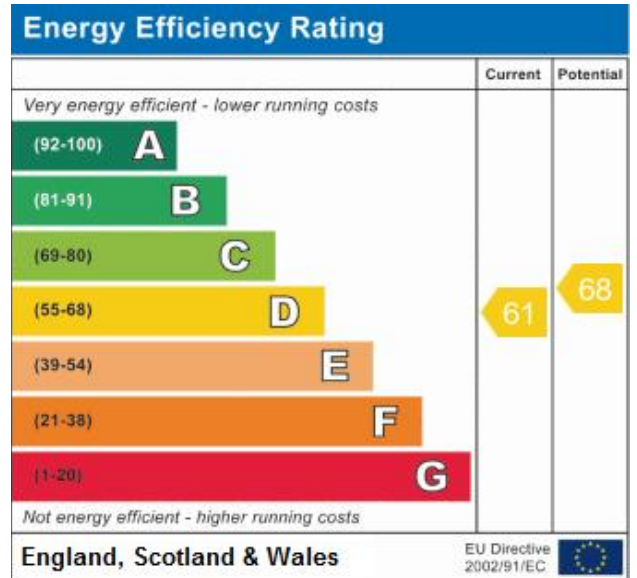


**AGENTS NOTE & DISCLAIMER**

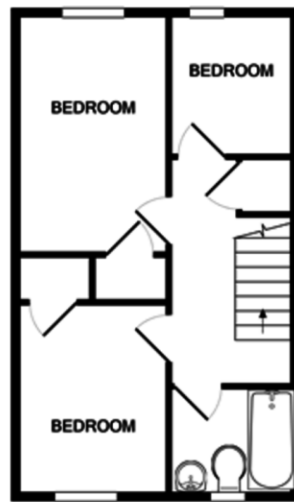
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

**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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2021



Agents Note: Whilst every care has been taken to prepare these sales 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.

SKIPTON  
68 High Street, Skipton, North Yorkshire, BD23 1JJ

CONTACT  
t. 01756 799163 e. mark@carlingjones.co.uk  
www.carlingjones.co.uk

