



Elsey Close, Skipton
Shared Ownership £125,000





14 Elsey Close

Skipton

BD23 2WD

A FABULOUS OPPORTUNITY TO PURCHASE A SKIPTON PROPERTIES NEW BUILD WITH JUST ONE PREVIOUS OWNER, IN PRISTINE CONDITION AND READY TO MOVE INTO AND OFFERED TO THE MARKET WITH ***NO FORWARD CHAIN***

No.14 Elsey Croft is beautifully presented throughout and enjoys some fabulous field and fell views. With two double bedrooms, family bathroom upstairs and dining kitchen with sitting room downstairs. Off street parking and a lovely private garden. This property is offered as a 50% shared ownership in conjunction Yorkshire Housing.



Known as the 'Gateway to the Dales', Skipton is a thriving and historic market town on the edge of the stunning Yorkshire Dales National Park, with strong agricultural connections and a magnificent castle dating back to the 11th Century. Its colourful High Street hosts a market four days a week on the cobbled setts, along with a wide choice of shops, restaurants and public houses. The Leeds-Liverpool Canal runs through the town with its pretty towpath walks and for families there is an excellent choice of schooling at both Primary and Secondary level. Small wonder that in 2014 Skipton was voted by The Sunday Times as the best place to live in Britain, receiving commendations for its "ideal combination of low crime rates, top-class schools and great transport links", and in 2017 the Office of National Statistics revealed that Skipton is officially the happiest place to live in the UK!

This Skipton properties new build has only had one previous owner and has been lovingly looked after and is ready to move into. Benefitting from gas central heating and double glazed throughout and is described in brief below using approximate room sizes:-

GROUND FLOOR

ENTRANCE HALL A lovely spacious hallway entered through a composite front door with a hardwood laminate flooring and radiator.

WC A contemporary downstairs washroom with two piece suite in white consisting of low level WC and handbasin with hardwood laminate floor, chrome heated towel rail and frosted window.

DINING KITCHEN 14' 07" x 12' 02" (4.44m x 3.71m) A modern and well equipped kitchen with wall and base units in cream with chrome handles and a complimentary work top with a white brick effect tiled splashback. Single stainless steel sink with drainer and space for fridge/freezer, washing machine and oven with a cupboard housing the combi boiler. A really useful under stairs storage ideal for the Hoover and ironing board.

SITTING ROOM 15' 08" x 10' (4.78m x 3.05m) A delightful and light Sitting Room with the same hardwood laminate flooring creating a lovely flow through with double doors to the garden area and another window keeping it lovely and light and enjoying some lovely field views. Radiator.

FIRST FLOOR

LANDING A spacious landing area with a spindle balustrade and a radiator.

BEDROOM ONE 15' 07" x 10' 02" (4.75m x 3.1m) Situated at the front of the property is a really generous double bedroom with two windows, radiator and over stairs storage.

BEDROOM TWO 13' 07" x 8' 09" (4.14m x 2.67m) Another generous double bedroom to the rear of the property with incredible field and fell views. Window and radiator.

BATHROOM A contemporary family bathroom with three piece suite in white with panelled bath and shower over, low level WC and hand basin. White tiled walls and a laminate flooring. Chrome heated towel rail.

OUTSIDE To the rear of the property is a well stocked and maintained enclosed garden with lawned and decked areas and paved seating area.

To the front is the off street parking for one car.

SHARED OWNERSHIP The tenure of the property is leasehold on a 125 year lease from 2018, we are awaiting further lease details and information on charges.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £374.50.

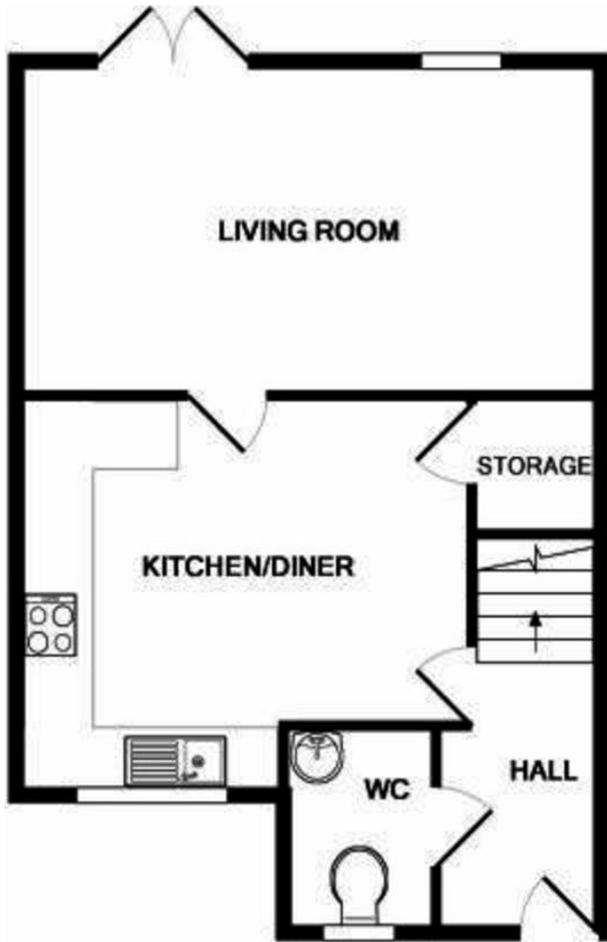
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven Council website.

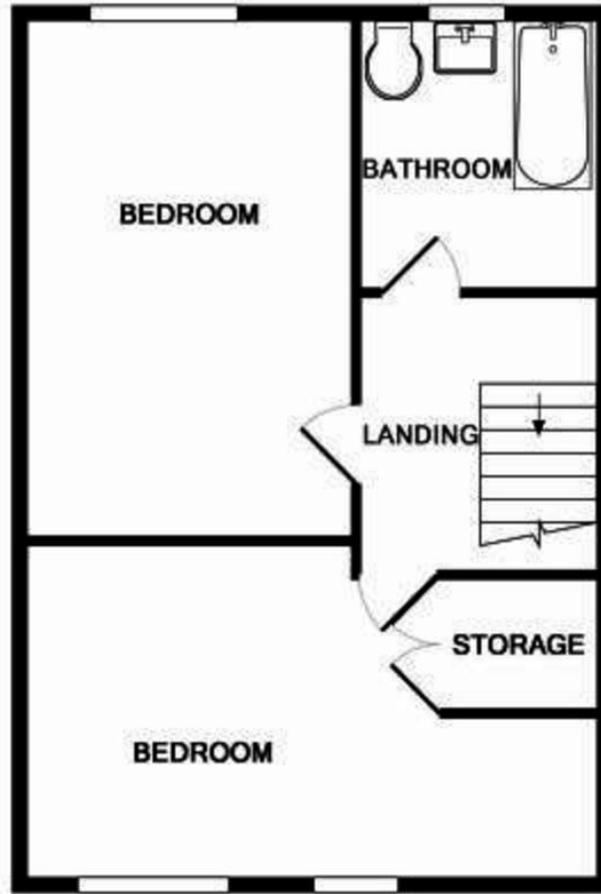
VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

DIRECTIONS Leaving Skipton on New market Street continue straight across the roundabout onto Shortbank Road. Turn left onto Moorview Way and follow the road to very end and then turn left into the new Esey Croft development. Turn right and follow the road into Esey Croft and follow into a cul de sac where No.14 can be found on the left identified by our For Sale board.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.