



Bennett Street, Skipton

£149,950

**Dale
Eddison**



6 Bennett Street

Skipton

BD23 2NJ

A SPACIOUS AND LIGHT TWO DOUBLE BEDROOM STONE BUILT MID-TERRACE PROPERTY SITUATED IN A FANTASTIC LOCATION WITHIN WALKING DISTANCE TO THE CANAL AND SKIPTON CENTRE.

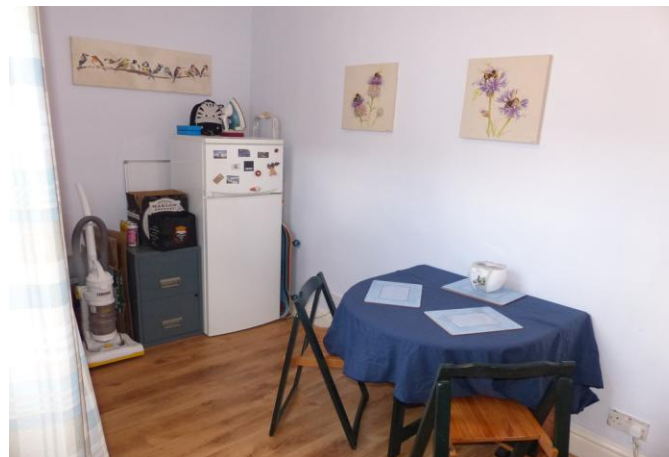
An ideal opportunity for a first time buyer or for a buy to let investor, offering two double bedrooms and an extension to the rear creating a new kitchen space and maintaining two reception rooms.

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!

Benefitting from UPVC double glazing and gas fired central heating throughout, the property is described below using approximate room sizes:-

GROUND FLOOR

ENTRANCE VESTIBULE A perfect space providing boots and coats before entering into the sitting room with dado rail and laminate flooring.



SITTING ROOM 16' 01" x 12' 11" (4.9m x 3.94m) A spacious and light sitting room with double glazed window to the front. Chimney breast with rustic oak mantle, stone flagged hearth and square recesses on either side. Oak affect laminate flooring. Radiator.

DINING ROOM 9' 07" x 5' 06" (2.92m x 1.68m) Benefitting from a good sized under stairs storage cupboard and the double glazed window to the rear. The gas fired combination boiler is also housed in the cupboard to the corner of the room. Radiator.

KITCHEN 9' 07" x 5' 06" (2.92m x 1.68m) A range of cream wall and base units with oak affect worktops incorporating 1.5 stainless steel sink drainer. Integrated electric oven with 4 ring electric hob and extractor hood. Space for washing machine. Double glazed window and door to the side leading to the rear yard.

FIRST FLOOR

LANDING A window over stairs filling the landing with light. Leading to the bedrooms, house bathroom and the attic room.

BEDROOM ONE 12' 11" x 9' 2" (3.94m x 2.79m) A spacious and light double bedroom with window to the front, offering good sized built in wardrobes. Radiator.

BEDROOM TWO 10' 00" x 6' 05" (3.05m x 1.96m) A double bedroom with window to the front. Radiator.

BATHROOM 10' 03" x 6' 10" (3.12m x 2.08m) A generous sized bathroom with a three piece suite comprising:- Paneled bath with shower over, low level WC and hand basin. Frosted double glazed window to the rear. Shelved full height storage cupboards. Radiator.

ATTIC ROOM Access up the wooden ladders from the landing, this space allows further storage with Velux window.

OUTSIDE To the rear is a West facing enclosed yard with gateway to the cobbled street, a lovely and private spot to enjoy the evening sun.

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.

FINANCIAL SERVICES Linley and Simpson Sales Limited and Dale Eddison Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

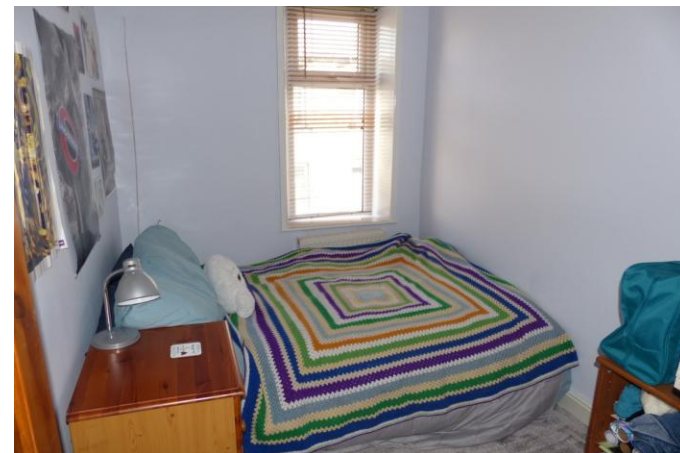
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

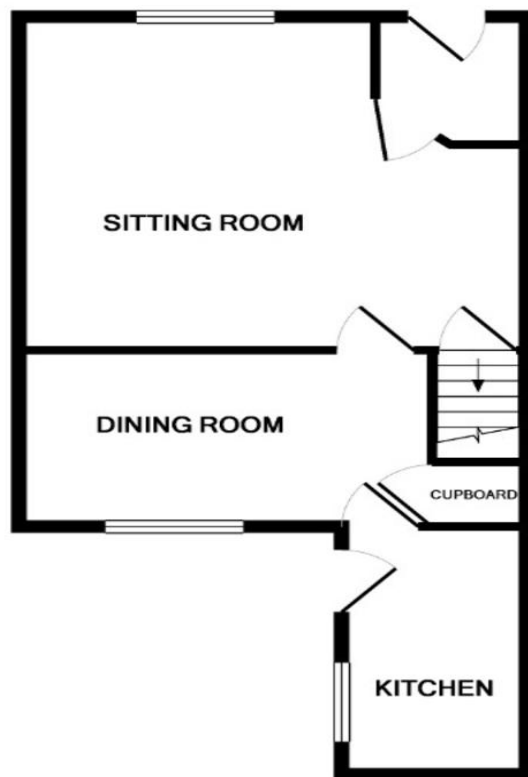
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

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

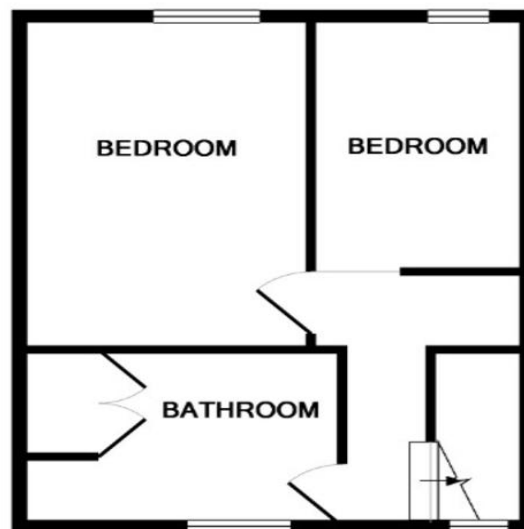
VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

DIRECTIONS From our office on the High Street, proceed in the direction of Keighley, over the canal bridge and take the next left-hand turning onto Lower Union Street. Bennett Street is then the 2nd turning on the right, and number 6 will be found on the right-hand side, identified by our For Sale board.





GROUND FLOOR

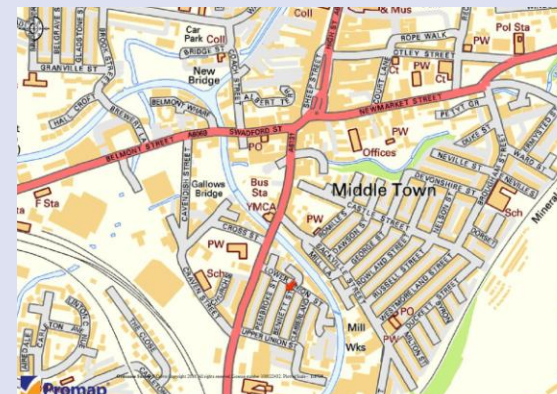


FIRST FLOOR

This plan is for reference only and is in accordance with PMA 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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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



**Dale
Eddison**

● SKIPTON OFFICE

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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.