



Guide Price £189,950

82 Keighley Road, Skipton, BD23 2RA





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 not overlooked at the rear and is offered with NO ONWARD CHAIN.

ENTRANCE LOBBY

Accessed via a uPVC door with period floor tiling and partial wall tiling. Further door leads into:

ENTRANCE HALL

With stairs leading up to the first floor landing and doors leading to the living room and the dining room.

LIVING ROOM

13' 3" x 12' 0" (4.05m x 3.68m)

With feature fire place with ornate oak surround and tiled insert, marble hearth and living flame gas fire. Ceiling rose and arched alcove.

DINING ROOM

13' 11" x 12' 11" (4.26m x 3.94m)

Comprising built in timber storage cupboards and drawers, picture rail and light coloured laminate floor covering. Door leads to the kitchen and under stairs storage cupboard.





KITCHEN

8' 9" x 6' 9" (2.68m x 2.08m)

Comprising a range of fitted light oak coloured wall and base units with granite effect work surfaces and tiled surrounds. Stainless steel single drainer sink with mixer tap, under counter stainless steel oven with matching four ring gas hob and stainless steel chimney style extractor hood over. Recessed ceiling lights and uPVC door leading outside to the rear enclosed yard.

UTILITY/ WC

7' 4" x 3' 11" (2.25m x 1.20m)

Comprising a wall mounted gas combination boiler, plumbing and space for a washing machine and a dual flush WC.



FIRST FLOOR LANDING

Stairs from the entrance hallway lead up to the first floor landing, with doors leading to the three bedrooms, the bathroom and a built in storage cupboard.

BEDROOM ONE

12' 3" x 10' 4" (3.75m x 3.15m)

Double bedroom with feature cast iron fireplace and long distance hill views.

BEDROOM TWO

12' 11" x 11' 3" (3.96m x 3.43m)

Another double bedroom with feature cast iron fire place. Overlooks the rear yard area plus long distance views beyond the sunken railway line.

BEDROOM THREE

9' 3" x 6' 7" (2.84m x 2.01m)

Single bedroom with long distance views.



BATHROOM

Comprising a panelled bath with mixer tap and shower attachment, walk in shower cubicle with thermostatic shower, pedestal wash hand basin and WC. Tiled walls and flooring, chrome ladder style towel heater and extractor fan.

OUTSIDE

To the front of the property there is a small, enclosed front garden and to the rear there is a well presented enclosed stone flagged yard with raised flower bed and also a covered seating area.

COUNCIL TAX BAND & TENURE

Council Tax Band : B

Tenure: Freehold

VIEWING

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

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

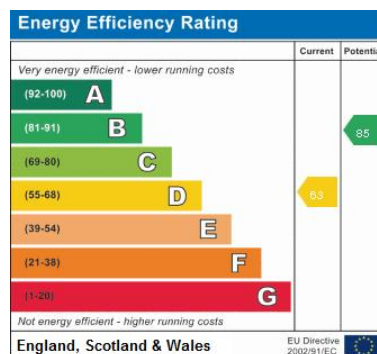
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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