



CARLING JONES

ESTATE AGENTS & CHARTERED SURVEYORS

£230,000

2 Devonshire Street, Skipton, BD23 2ET

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LOCATION

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 and Bradford and a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

DESCRIPTION

Devonshire Street is conveniently located only a short walk from Skipton's bustling High Street, schools and public transport facilities. The property has been modernised throughout and benefits from a good sized front living room with original Victorian ceiling coving, a separate dining room and kitchen. At first floor level there is a good sized modern bathroom and two double bedrooms. The property also benefits from central heating system and uPVC double glazed windows and doors throughout. In more detail the property comprises:

ENTRANCE HALL

UPVC front entrance door leads into the entrance corridor with decorative ceiling coving and ceiling arch. Doors lead off to the living room and dining room and staircase leads up to the first floor.

SITTING ROOM

12' 5" x 10' 9" (3.81m x 3.3m)

With stone mullioned UPVC sealed unit double glazed splay bay window and original decorative ceiling coving.



DINING ROOM

18' 5" x 12' 9" (5.63m x 3.89m)

With stone fireplace and shelving and tiled hearth. Door to large under stairs cupboard with built in shelving.

FITTED KITCHEN

9' 2" x 9' 1" (2.81m x 2.77m)

With a range of white fitted base and wall units under contrasting black fleck worksurfaces. Single bowl stainless steel sink with drainer. Freestanding gas hob and oven, under counter space for a fridge and central heating boiler within one of the wall units. uPVC door leads out to the rear yard.

FIRST FLOOR LANDING

Stairs lead up to the first floor landing with doors leading to both bedrooms and the bathroom.

MASTER BEDROOM

14' 11" x 10' 9" (4.55m x 3.29m)

Large double bedroom overlooking the front of the property with built in cupboard/wardrobe.

BEDROOM TWO

12' 9" x 8' 9" (3.91m x 2.68m)

Another double bedroom which overlooks the rear of the property.

BATHROOM

Large bathroom comprising a contemporary bath with 'Mira' shower over and glass shower screen, vanity unit with integrated hand basin and concealed cistern WC. Built in cupboards with shelving.

OUTSIDE

To the front of the property there is an enclosed paved garden with wall and gate. To the rear there is an enclosed paved yard with stone outbuildings, one of which is for storage and the other has plumbing and power for a washing machine.

VIEWING

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

COUNCIL TAX & TENURE

Council Tax Band: C

Tenure: Freehold

SERVICES

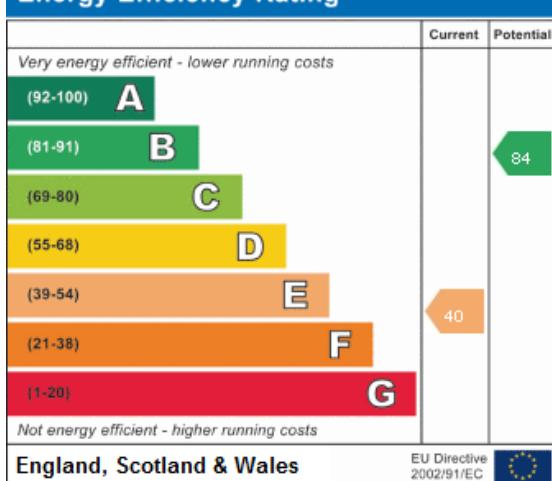
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

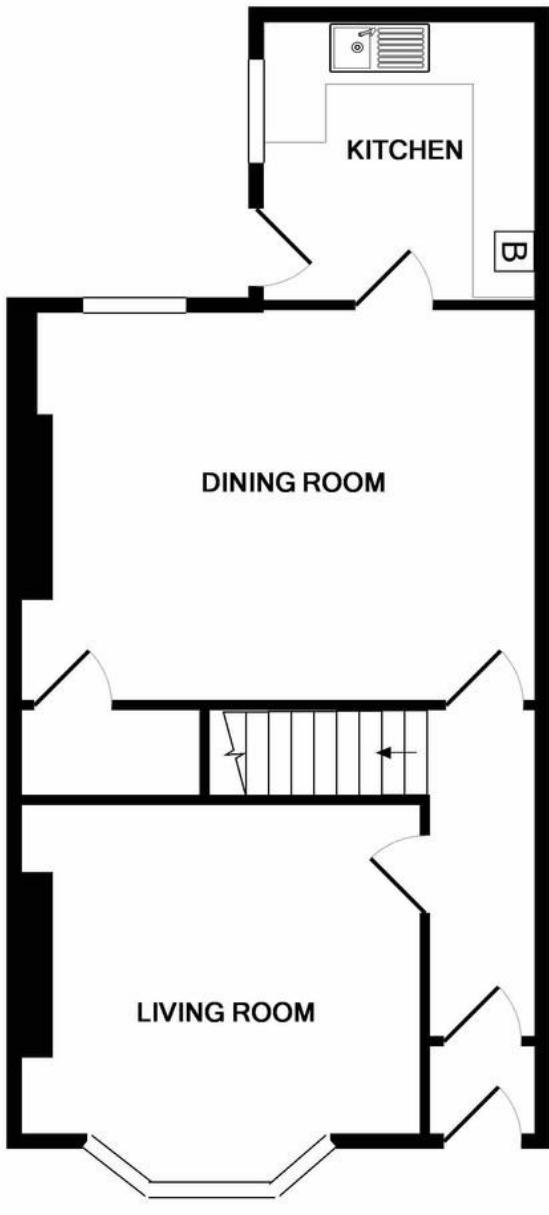
AGENTS NOTE & DISCLAIMER

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

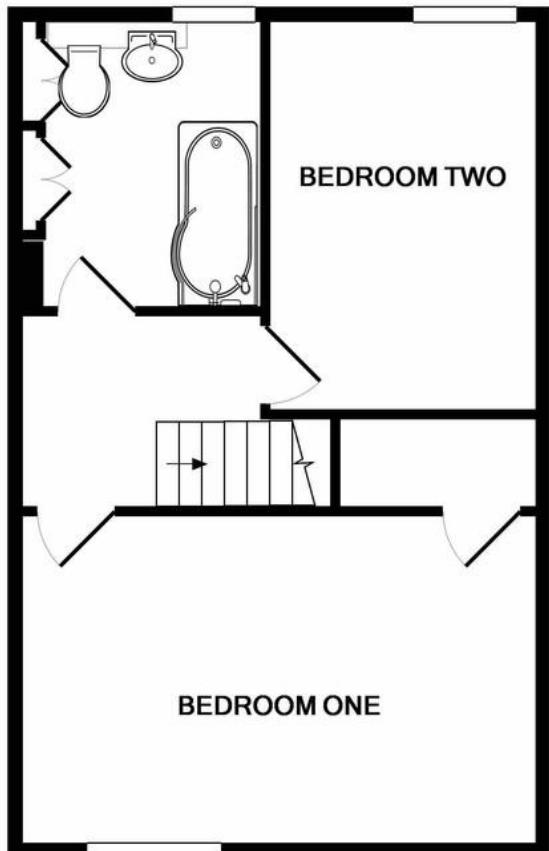


Energy Efficiency Rating





GROUND FLOOR



1ST 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
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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 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

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