



**CARLING JONES**

ESTATE AGENTS & CHARTERED SURVEYORS

**£325,000**

10 Station View, Skipton, BD23 1TG

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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, 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.

#### DESCRIPTION

Station View comprises a cul-de-sac development of semi detached houses and apartments completed by local building developer Dalesview Developments in 2019. The property comprises a large open plan living room and kitchen at ground floor level, plus two bedrooms and a bathroom on both of the upper floors. Benefiting from gas central heating and uPVC double glazing throughout the property has an Energy Performance Certificate rating of B as well as the benefit of the remainder of the 10 year new home warranty.

#### RECEPTION HALLWAY

Accessed via a part glazed composite front entrance door, with staircase leading to the first floor landing and door leading into the living room.

#### OPEN PLAN LIVING ROOM

**12' 8" x 12' 5" (3.88m x 3.79m)**

Well proportioned living room with UPVC sealed unit double glazed window overlooking the front of the property and recessed ceiling lights. The living room is open plan to the



kitchen.

#### DINING KITCHEN

**16' 1" x 11' 5" (4.92m x 3.49m) (max)**

The dining kitchen comprises a range of grey fitted wall and base units under contrasting granite effect worktop surfaces together with contemporary ceramic tiling above. One and a half bowl stainless steel sink and drainer, integrated Hotpoint electric oven/grill and four ring Hotpoint gas hob with Hotpoint glazed chimney style extractor hood over. Pull-out base cupboards. Integrated Hotpoint dishwasher, fridge/freezer, washing machine and microwave. Recessed ceiling spotlights. UPVC double doors leading out to the rear garden. Door leads to the downstairs WC.

#### GROUND FLOOR WC

Comprising a dual flush WC, wash hand basin and extractor fan.

#### FIRST FLOOR LANDING

Stairs from the entrance hall lead up to the first floor landing, with doors leading to two bedrooms, a bathroom and further staircase leading up to the second floor landing.

#### BEDROOM THREE

**16' 1" x 8' 8" (4.92m x 2.66m)**

Well proportioned double bedroom with UPVC window overlooking the rear of the property.

#### BEDROOM FOUR

**9' 2" x 8' 10" (2.81m x 2.70m)**

A small double/ large single bedroom with over stairs cupboard and window overlooking the front of the property.

#### FIRST FLOOR HOUSE BATHROOM

Modern bathroom comprising a dual flush WC, hand wash basin, panelled bath and a separate shower cubicle with chrome mixer shower. Recessed ceiling lights, partial wall tiling to shower and over the bath and extractor fan. Chrome effect ladder style towel rail.

#### SECOND FLOOR LANDING

Stairs from the first floor lead up to the second floor landing, with doors leading into two bedrooms and another bathroom. Loft access hatch with drop down ladder and boarded loft space..

#### BEDROOM ONE

**16' 3" x 8' 5" (4.97m x 2.59m)**

A well proportioned double bedroom with window overlooking the rear of the property.

#### BEDROOM TWO

**12' 7" x 8' 8" (3.85m x 2.65m) plus 3' 6" x 3' 6" (1.08m x 1.06m)**

Another well proportioned double bedroom with over stairs cupboard and window overlooking the front of the property.

#### HOUSE BATHROOM TWO

Modern bathroom comprising a dual flush WC, hand wash basin, panelled bath and a separate shower cubicle with chrome mixer shower. Recessed ceiling lights, partial wall tiling to shower and over the bath and extractor fan. Chrome effect ladder style towel rail.

#### OUTSIDE

To the front of the property is a block paved driveway providing parking for two cars. A paved path provides access





to the rear of the property which comprises a south facing enclosed garden incorporating a full width paved patio and an artificial lawn. External cold water tap.

#### COUNCIL TAX, SERVICE CHARGE & TENURE

Council Tax: Band D

Service Charge: Service charge is payable as a contribution towards the cost of street lighting on the estate. The current charge is £20 per annum.

Tenure: Freehold

#### VIEWING

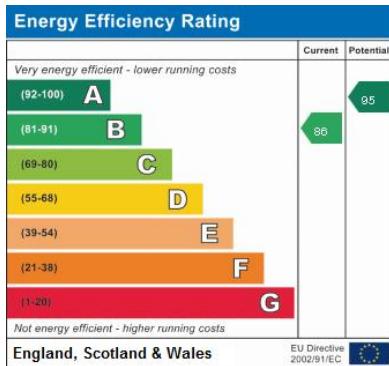
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

#### 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

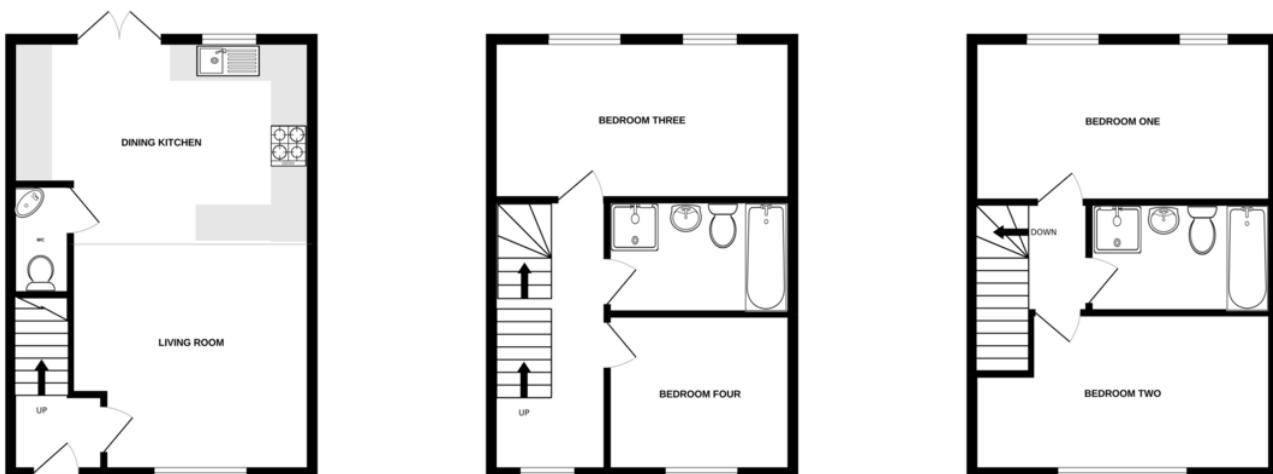
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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