



**CARLING JONES**  
ESTATE AGENTS & CHARTERED SURVEYORS

**£309,500**

21 Brougham Street, Skipton, BD23 2EN







**A large, very well presented and recently modernised terraced house comprising living room, dining room and kitchen at ground floor level, three bedrooms and contemporary house bathroom at first floor level plus a stylish attic conversion and useful basement area.**

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.

The accommodation with gas fired central heating and UPVC double glazing, with approximate room sizes comprising:

#### **GROUND FLOOR**

##### **ENTRANCE VESTIBULE**

With composite front door, deep ceiling coving and tiled flooring.





## ENTRANCE HALL

Cast iron radiator, deep ceiling coving and tiled flooring.

## LIVING ROOM

13' 1" x 12' 6" (3.99m x 3.81m)

Gas living flame wall hung fire, coving, picture rail and fitted blind shutters.

## DINING ROOM

13' 6" x 11' 8" (4.11m x 3.56m)

Floor to ceiling radiator and fitted cupboards.

## KITCHEN

11' 5" x 8' 2" (3.48m x 2.49m)

Range of black gloss wall and base units with wooden worktop and composite sink unit. Appliances comprising; gas hob, electric oven and stainless steel canopied extractor fan. Floor to ceiling radiator, spot lighting and composite back door.

## BASEMENT

16' 3" x 15' 9" (4.95m x 4.8m)

Plumbing for automatic washing machine, electric and radiator. Great for storage.

## FIRST FLOOR

### LANDING

Two useful storage cupboards and radiator.

### HOUSE BATHROOM

Contemporary four piece suite comprising; low suite wc, wall hung hand basin with vanity unit, freestanding bath and walk-in shower with thermostatic shower over. Split-faced tiled walls, tiled flooring, solar powered Velux window, Chrome heated towel rail and useful store unit.

### BEDROOM TWO

12' 11" x 9' 10" (3.94m x 3m)

Picture rail, radiator and laminate flooring.

### BEDROOM THREE

13' 4" x 9' 3" (4.06m x 2.82m)

Picture rail and radiator.

### BEDROOM FOUR

10' 00" x 7' 00" (3.05m x 2.13m)

Radiator.

## SECOND FLOOR

### BEDROOM ONE

14' 9" x 9' 7" (4.5m x 2.92m)

Two Velux windows, cast iron radiator and eaves storage.

### OUTSIDE STORE/OFFICE

16' 1" x 7' 5" (4.9m x 2.26m)

UPVC door, radiator and shower unit.

## OUTSIDE

West facing seating area which is flagged. Electric point.

## COUNCIL TAX AND TENURE

Council Tax Band : D

Tenure: Freehold







## SERVICES

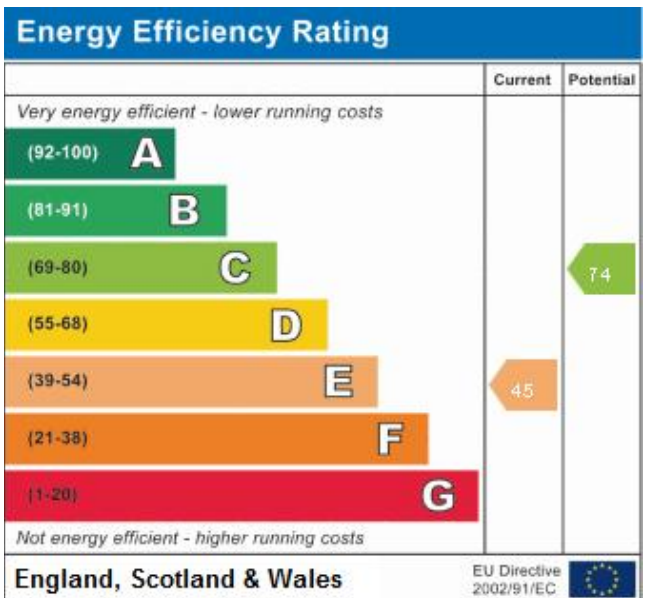
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## AGENTS NOTES & 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

## VIEWINGS

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



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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