



8 Russell Street
Skipton





8 Russell Street Skipton BD23 2DX

Guide Price: £149,950

- Excellent Middletown Location
- Three Bedrooms
- Rear Yard
- Mid Terrace
- Investment Opportunity
- Benefitting from Double Glazing & Gas Central Heating
- Well Worthy of Inspection

The property comprises:-

Entrance Hall · Living Room with gas fire· Modern Kitchen· Three Bedrooms · House Bathroom · Double Glazing · Central Heating . Rear Yard With Outbuilding



Colne: approx. 12 miles

Bradford : approx. 19 miles

Harrogate : approx. 22 miles

Leeds : approx. 26 miles

GENERAL DESCRIPTION

The property is located on the extremely popular middle town area of the market town of Skipton.

Situated within easy walking distance of the town centre which offers a wide range of shopping, dining, recreational and other facilities including the renowned Boys' Grammar School and Girls' High School yet equally handy for walks in the woodlands around the historic Castle or along the Leeds & Liverpool Canal.

Skipton is ideally situated for access to North & West Yorkshire and East Lancashire as well as being on the doorstep of the Yorkshire Dales National Park. A direct train service to London Kings Cross via Leeds further enhances its appeal.

The property is a traditional mid terrace house which has been a successful letting for many years and would be ideal for a first time buyer or an investor.

TENURE

The property will be sold freehold with vacant possession upon completion.

SERVICES

All mains services are connected to the property which benefits from a gas fired hot water and central heating system.

COUNCIL TAX

We are verbally advised by North Yorkshire Council that the property is in Council Tax Band A.

EPC RATING

EPC Rating D (63)

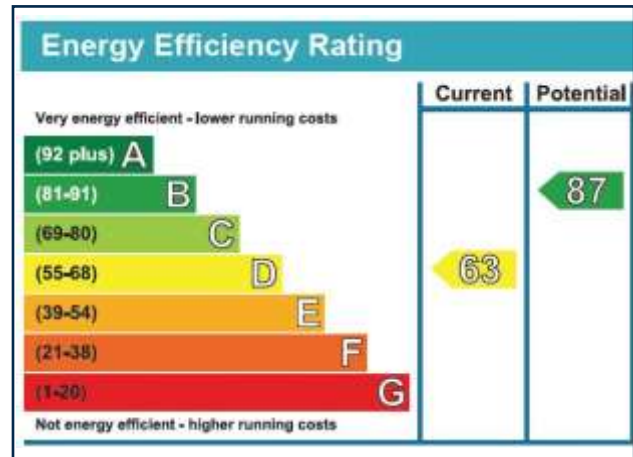
VIEWING

Strictly by appointment with Sole Selling Agents, WBW Surveyors Ltd. Please contact Michael Beech or Rachel Atkinson on 01756 692900.

DIRECTIONS

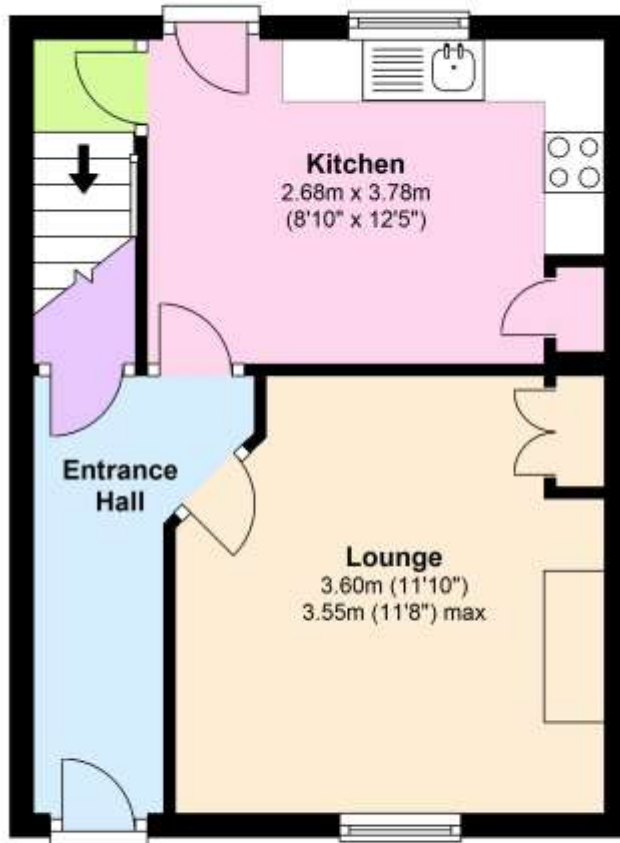
From the bottom of Skipton High Street proceed along Keighley Road, turn left before Pinder Bridge along Sackville Street and after a few hundred yards Russell Street will be seen on the left hand side. A 'For Sale' board will be erected.

Details prepared: May 2024



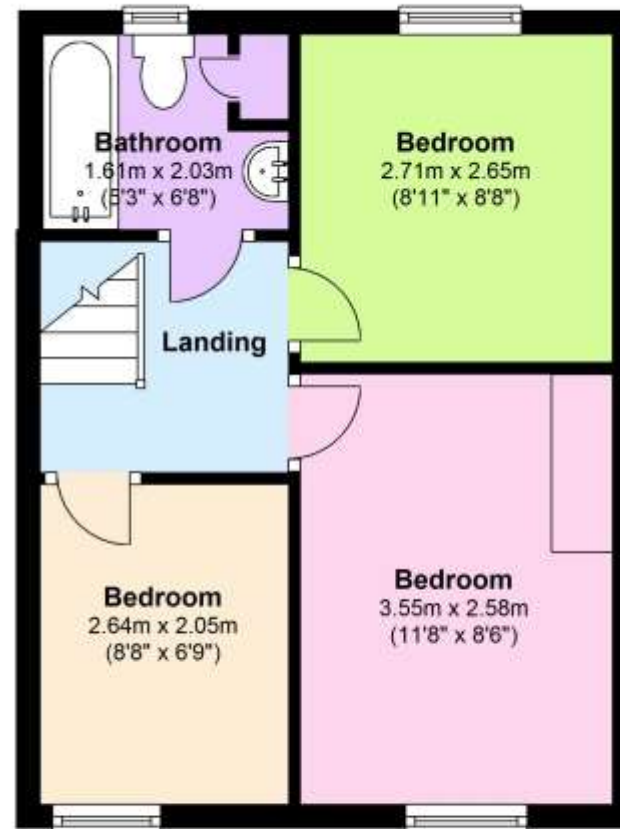
Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.