



14 Elsey Close, Skipton, North Yorkshire, BD23 2WD

A superb opportunity to acquire a beautifully presented two-bedroom mid-townhouse, offering attractive and well-maintained living accommodation throughout. The property features an enclosed rear garden, stunning open views and the benefit of allocated off-street parking. With its stylish presentation and practical layout, this home is ideal for first-time buyers.

Guide Price £263,500

- Two double bedrooms
- Well presented throughout
- Fully enclosed rear garden
- Allocated parking space
- Superb open views
- Envable location within Skipton
- Ideal for first time buyers

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk



14 Elsey Close, Skipton, North Yorkshire, BD23 2WD

Harrogate 23 miles, Ilkley 10 miles, Leeds 27 miles (all distances approximate)

General remarks

Entering the property from the front elevation, you are welcomed into a spacious entrance hallway, which provides access to a downstairs cloakroom fitted with a white two-piece suite comprising a low-flush w.c., corner hand wash basin, and chrome towel rail. The hallway also features a staircase leading

to the first-floor accommodation. Continuing through to the dining kitchen, you will find a selection of base, wall, and drawer units with worktops over, tiled splashbacks, and a stainless steel sink and drainer. The space is further enhanced by the addition of a kitchen island with base units, an electric hob and oven with extractor fan above, an integrated fridge/freezer and dishwasher, plumbing for a washing machine, and useful understairs storage that also includes plumbing and space for a separate dryer. Located at the rear of the property, the well-proportioned living room offers generous space and direct access to the enclosed rear garden via French double patio doors.

To the first floor landing, you will find two double bedrooms and access to the fully boarded and insulated loft space. The master bedroom is positioned to the front

of the property and benefits from a useful fitted storage cupboard above the stairs, along with lovely long distance views across Skipton. Bedroom two, located to the rear, is also generously sized and enjoys superb open views. The house bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, low flush w.c., and pedestal hand wash basin. Additional features include partially tiled walls, vinyl flooring, a chrome towel rail, and an extractor fan.

Externally, the property benefits from off street parking for one vehicle to the front. To the rear, there is an enclosed garden featuring a lawned area and patio seating, complemented by long distance views over the open fields.

Directions

From the roundabout at the bottom of the high street proceed along Newmarket Street and at the mini roundabout proceed straight ahead onto Shortbank road. Continue under the railway bridge and turn left signposted for Moorview Way and proceed to the top of Moorview Way and turn left at the T-junction and continue into the new development. At the next T-junction turn right and proceed for approximately 100 yards, take the first right following the road around to the left where the property will be easily identified by our Dacre, Son & Hartley 'For Sale' board.

what3words mess.enrolling.broadcast

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler
- Private parking for one vehicle
- Please note that there is a charge of £67.38PA for the upkeep of the estate

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

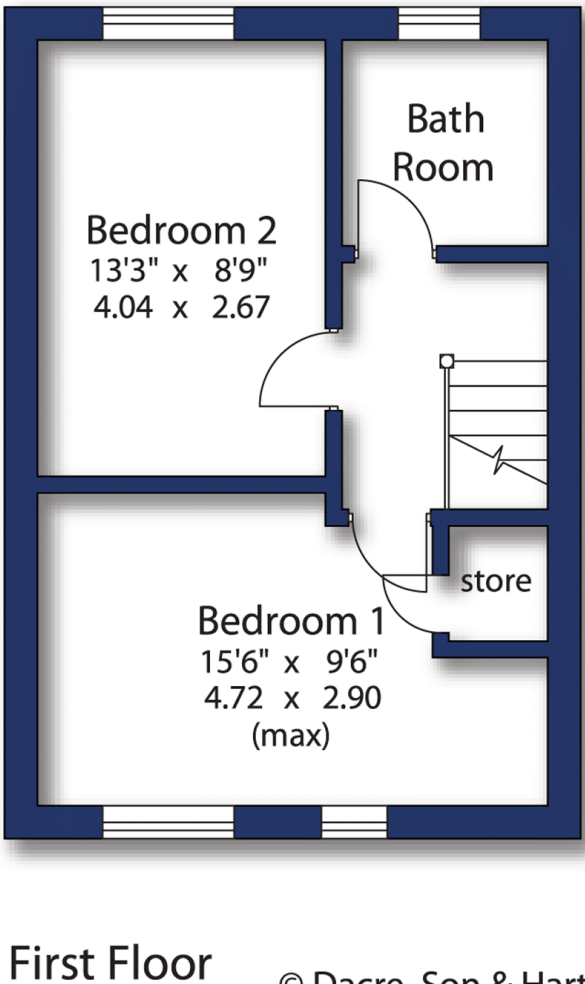
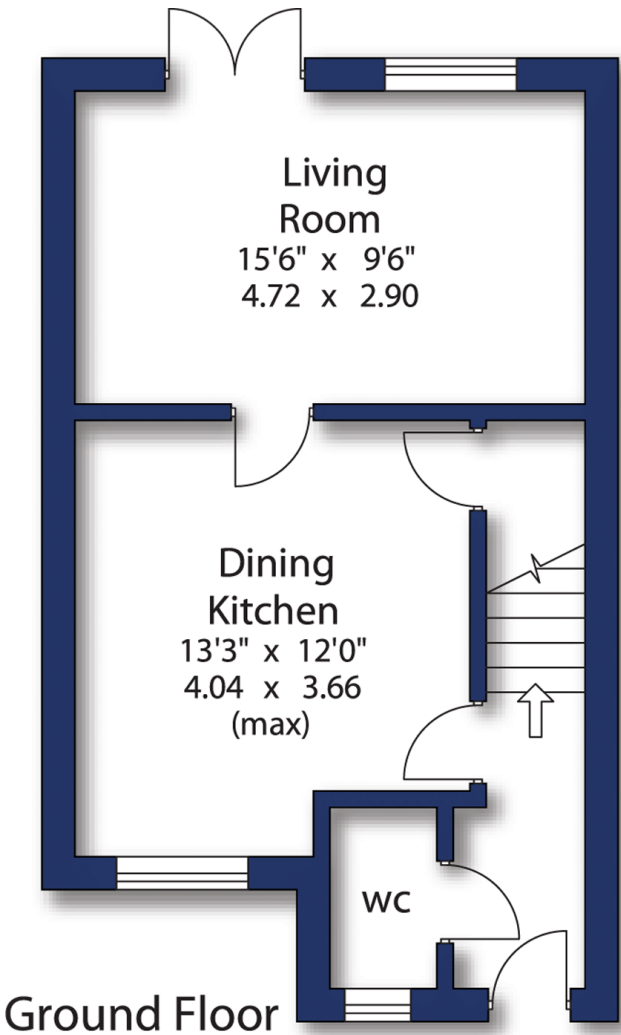
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SKI240338/BCH/101225/1



Floorplans



© Dacre, Son & Hartley



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01756 701010

skipton@dacres.co.uk