



Guide Price £210,000

- No Onward chain
- Spacious three bedroom property
- Enclosed rear garden
- Off street parking for up to two vehicles
- Modern fitted kitchen and bathrooms
- Quiet cul-de-sac location

34 Willow Way, Skipton, North Yorkshire, BD23 3BP

A modern, three bedroomed end terrace with parking for two cars to the front and garden to the rear sat in a quiet cul-de-sac location.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



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Harrogate 25 miles, Ilkley 13 miles, Leeds 26 miles (all distances approximate)

General remarks

Entrance hallway with radiator and staircase to the first floor. Into the living room with radiator, access to an

understairs storage cupboard, upvc window to the front and a upvc window to the side. The kitchen diner offers a selection of wall, drawer and base units with worktop surfaces over, Range cooker, extractor above, stainless steel sink, concealed boiler, radiator and window to the rear. The rear hallway has a radiator and composite door leading out to the garden. Off here is a two piece suite cloakroom with radiator and window to the side.

To the first floor landing with loft access, radiator and storage over the bulk head to the stairs housing the water tank. From the landing into the main bedroom with

radiator and upvc window to the front. The second and third bedrooms are to the rear with a window and radiator to each. The wet room provides a wall mounted shower cubicle with Rain hood, attachment and jets, a pedestal wash hand basin, low flush w.c., wall mounted mirror with lights feature towel rail and a window to the front.

Externally, to the front is a tarmac driveway with parking for two cars with a path to the side. To the rear is an enclosed fenced garden with a raised astro turf area and paved area. There is also access into the rear Ginnell that serves both of the properties to the rear.

Directions

From Skipton proceed out of the town along Broughton Road, past Morrisons Supermarket and the railway station. Turn right opposite the railway station, go over the bridge. Follow the road passing Sandylands Sports Centre on the right and at the end of the road turn right on to Carleton Road. Proceed along this road for approximately half a mile, then take the left turning in to Willow Way and follow the road around to the right and after a short distance you will see in the cul de sac on the right easily identified by our Dacre, Son and Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold with the lease starting 1.10.2010 for 99 years, but freehold on completion.
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler.
- Two parking spaces are on site
- The property has solar panels
- This property is sold as seen and no info can be supplied for the solar etc.

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

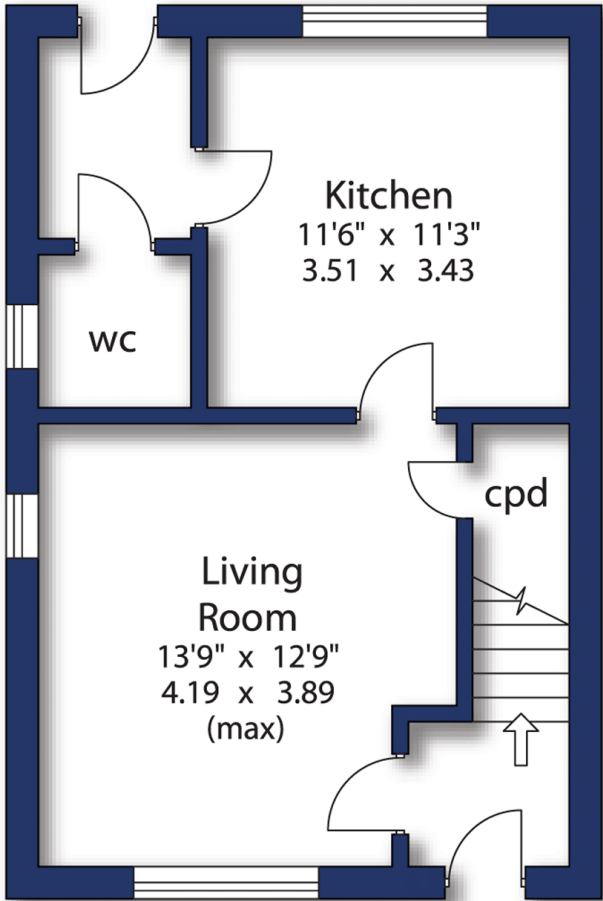
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral fees

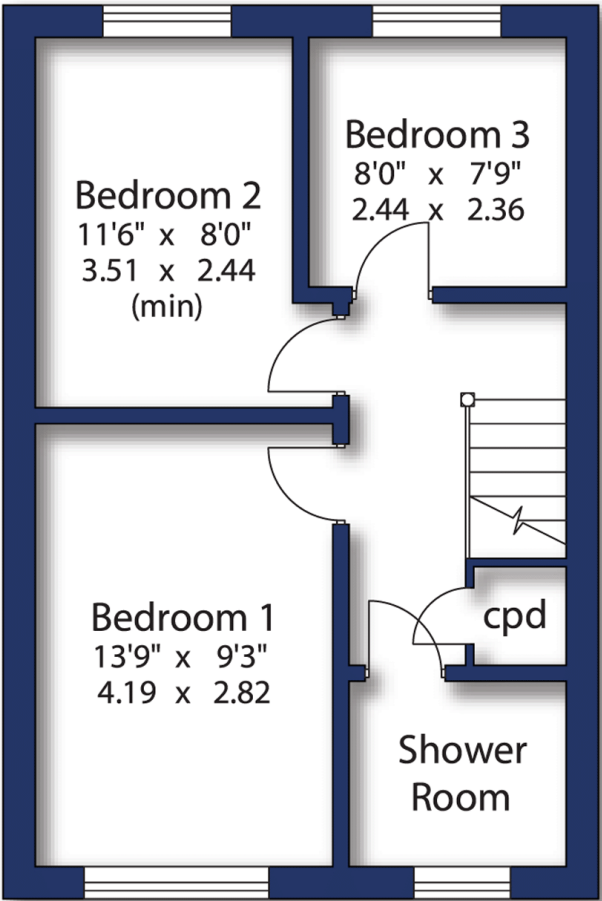
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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



Floorplans

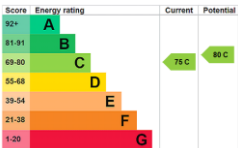


Ground Floor



First Floor

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Contact us

01756 701010

skipton@dacres.co.uk