Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



Guide Price £180,000

- Character cottage
- Two bedrooms
- Convenient location
- In need of some modernisation
- Paved garden to the rear
- Suitable for investment
- Superb long distance views
- No onward chain

13 Primrose Hill, Skipton, North Yorkshire, BD23 1NR

A delightful character cottage, within easy walking distance to the many amenities that Skipton town centre has to offer, with two bedrooms, enclosed private yard and stunning views.
NO ONWARD CHAIN

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dacres.co.uk







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Harrogate 22 miles, Ilkley 10 miles, Leeds 26 miles (all distances approximate)

General remarks

On entering the property to the front, into the entrance hallway which provides access to the ground floor accommodation and staircase leading to the first floor. The living room is situated to the front elevation, with gas fire set within a tiled hearth, double glazed window allowing for natural lighting, coving to the ceiling and wall mounted electric storage heater. Following the property through to the sitting/dining room, with recently fitted gas fire with timber surround and set within a tiled hearth, coving to the ceiling, double glazed window looking out on to the private rear yard, wall mounted electric storage heater and access down to the useful dry storage cellar. Off this room is the kitchen, which includes base, wall and drawer units with worktop surfaces over, stainless steel sink and drainer, electric hob and oven with extractor fan above, plumbing for a washing machine, double glazed window allowing for you to appreciate the stunning views that Skipton has to offer, wall mounted electric heater and door allowing for access out to the private rear yard.

To the first floor, there are two generous double bedrooms, with the larger being located to the front of the property, with superb views across Skipton and beyond, coving to the ceiling and wall mounted electric storage heater. Bedroom two is to the rear of the property, with coving to the ceiling, double glazed window and cupboard housing the hot water boiler. The shower room has been upgraded recently, fitted with a three piece suite in white comprising of a walk in shower cubicle, pedestal hand wash basin, low flush w.c., partially tiled walls, handy built in storage cupboard, wall mounted electric heater and double glazed window.

Externally, there is a small and private paved yard to the rear of the property which allows for a nice seating area and to appreciate the views across Skipton and of the nearby countryside.

Offering a fantastic opportunity to purchase this delightful home, which is in need of some modernisation, in the heart of Skipton town centre, where the town's numerous facilities are readily accessible which include supermarkets, department stores, high quality shops and the regarded Ermysted's Boys Grammar and Skipton Girls High School are also only a short distance from the property. The bustling canal basin is a few yards distant and can be seen from the house whilst the town has excellent road and rail links to the conurbations of East Lancashire and West Yorkshire.

Directions

From our offices, proceed up the High Street bearing left at the church onto Raikes Road. After 200 yards take the left hand turn onto Primrose Hill and follow the road round to the right where the property will be seen on the left hand side, easily identified by our Dacre, Son and Hartley 'For Sale' board.

what3words peachy.races.plotter

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is through electric wall heaters and hot water is through the gas boiler
- There is no allocated parking included, however on street parking is available
- Please note that there is a right of access through the neighbours' properties to the alleyway to the rear.
- Please note that this property is located in a conservation area.

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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.

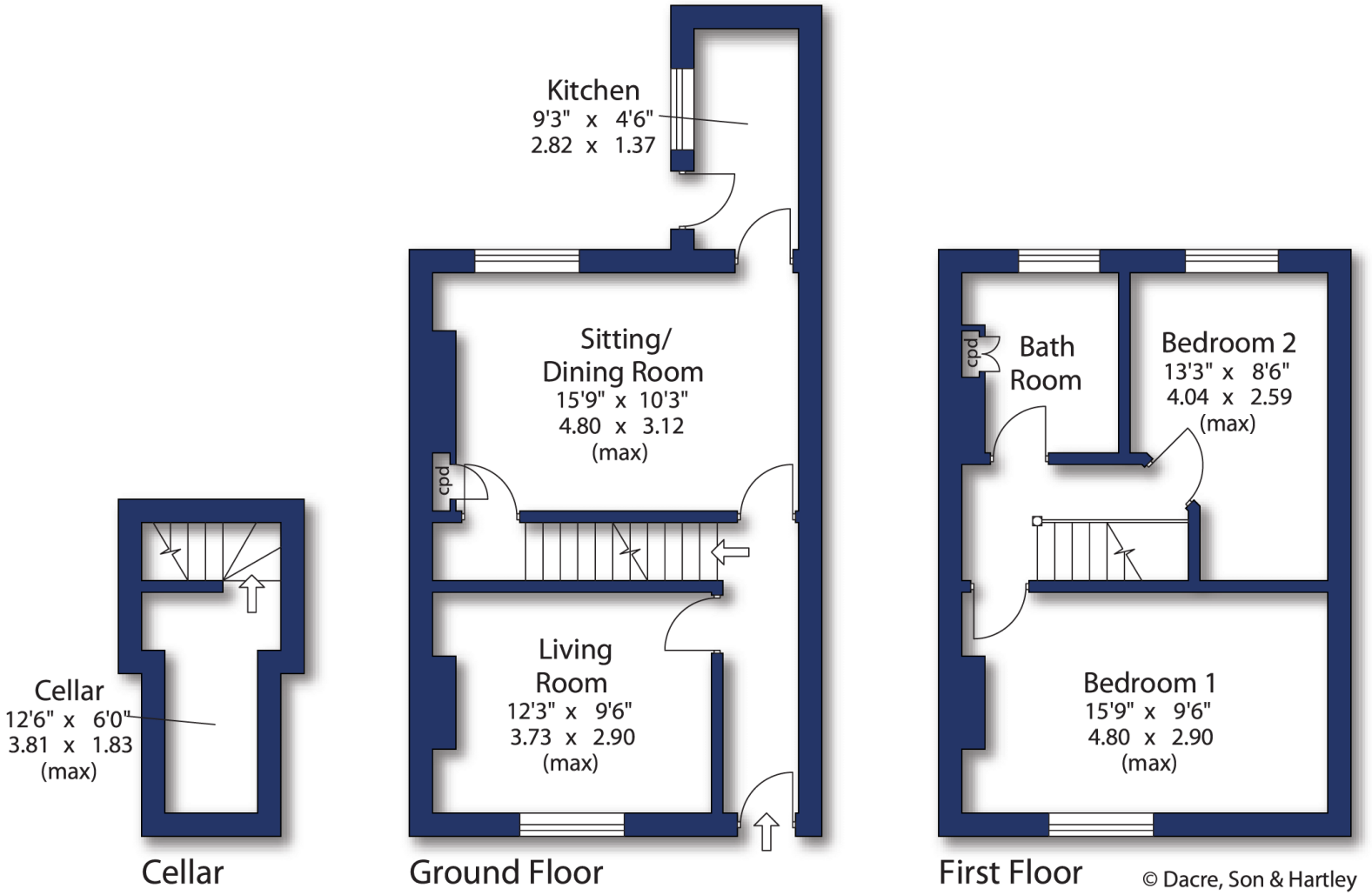
Referral fees

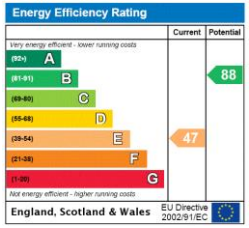
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: SKI250066/BCH/230325/1





Floorplans





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.

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