



## 5 Aire View, Carleton, Skipton, BD23 3EU

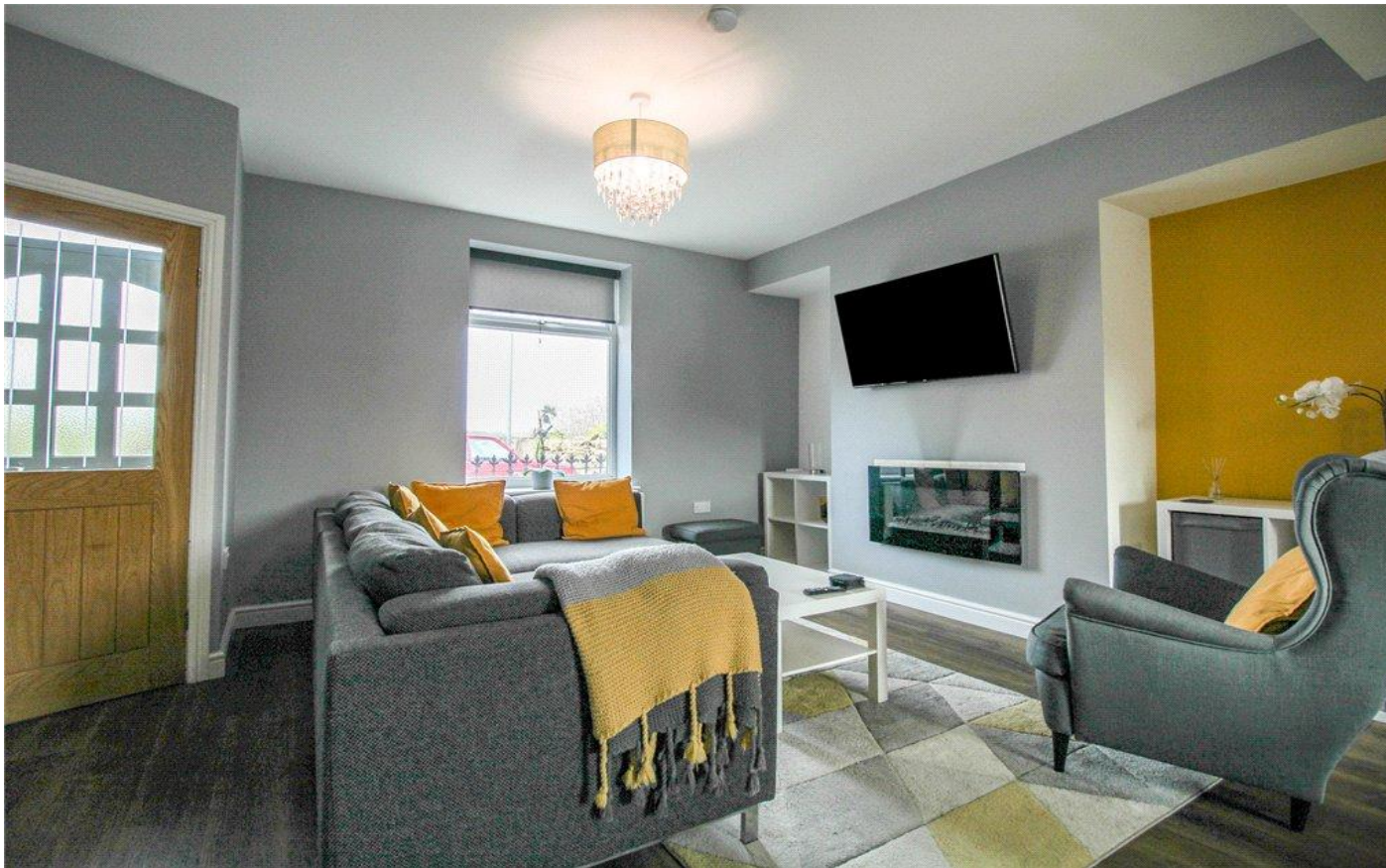
A magnificently presented three bedroomed mid-terrace property with open views to the front and rear. Finished to a high standard internally and a fabulous garden to the rear.

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## 5 Aire View, Carleton, Skipton, North Yorkshire, BD23 3EU

Harrogate miles, 25 Skipton 4.3 miles, Leeds 28 miles (all distances)

**Guide Price: £300,000**

- Three bedrooms plus loft conversion/office space
- Stone built terrace
- Property set across three floors
- Exceptional presentation throughout
- Walking distance to local amenities
- On the edge of this popular village
- Enclosed rear garden



## General remarks

Entry through a wood and glass panel front door into a small hallway and through an Oak glass panel door into an open plan living and dining area. The living area has a upvc window to the front, radiator, wood effect flooring, an electric wall mounted fire with a T.V point above. Open to the dining area with a wood effect floor, radiator, window to the rear and an open plan staircase leads to the first floor with an understairs storage cupboard. The kitchen offers a selection of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer, integrated oven, electric hob and extractor above, an integrated fridge, dishwasher, plumbing and space for a washing machine, a wall mounted central heating boiler, radiator and a window and door to the rear.

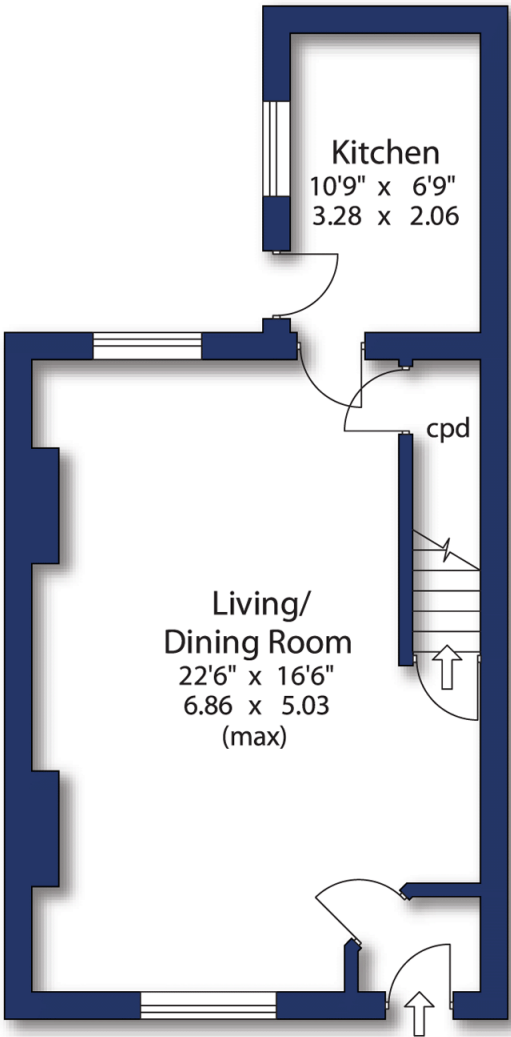
To the first floor landing with a staircase to the second floor and understairs storage cupboard. The master bedroom has a window to the front providing open views and an en-suite with a

three piece suite comprises of, an oversized shower cubicle, wash hand basin with vanity unit below, Sani-flow w.c., radiator, fully tiled walls and wood effect flooring. Bedroom two is to the rear with radiator and two windows providing open views and views of the garden. Bedroom three has a window to the rear and a radiator. The family bathroom includes a bath with a shower over, low flush w.c., wash hand basin with vanity unit, wood effect floor, chrome heated towel rail, tiled walls and panelled ceiling with recess spot lights.

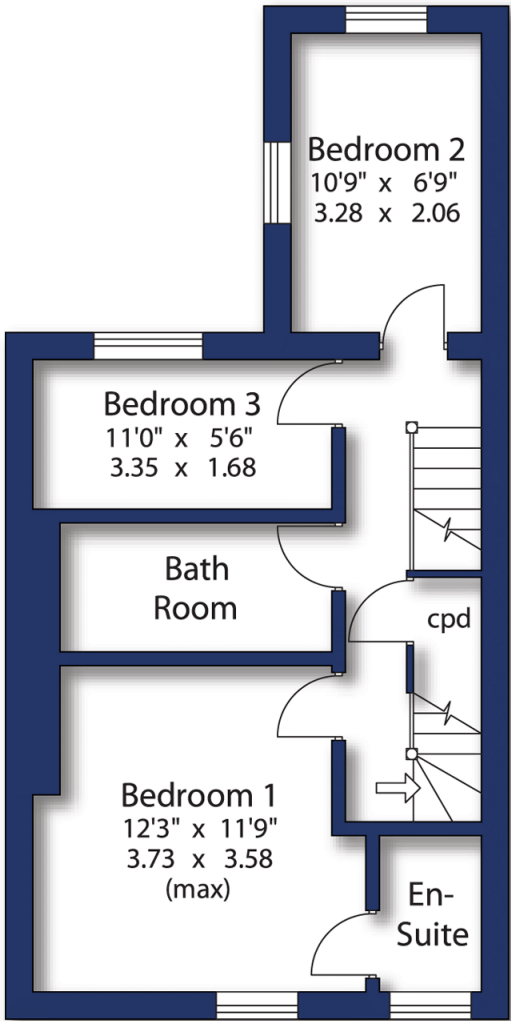
To the second floor is a further bedroom with a Velux skylight window, radiator and under eaves storage.

Externally, to the rear is a wrought Iron gate with access onto a shared cobbled walkway. A further gate provides access into the private garden which has a pathway flanked by artificial grass to each side, a lovely seating area and a summer house with light and storage space to the side.

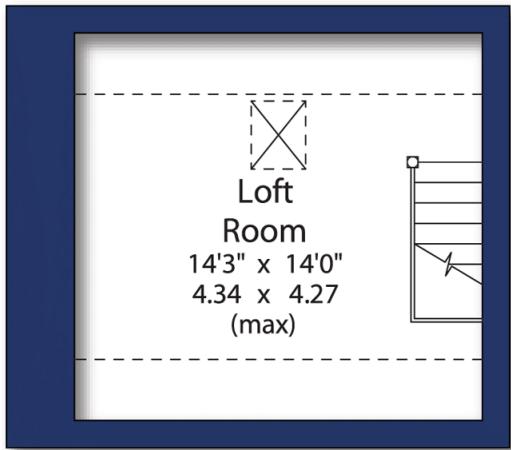
Floorplans



Ground Floor



First Floor



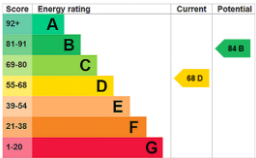
Second Floor

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#### Directions

From Skipton take the A6131 Keighley Road past the Tesco's Petrol Station turning right onto Carleton Road. Proceed into the centre of the village turning right immediately before The Swan public house onto Swan Street. After approximately 200 yards, the property will become visible on your right hand side just before you leave the village and easily identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words emerald.shortens.lawfully

#### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

#### Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- There is no allocated parking on site
- The property is located in the Carleton Conservation area

#### 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](https://www.gov.uk/check-for-flooding)

#### 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 £34.20 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: SKI260089/MIK/17.04.26/1

Contact us



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