



Guide Price £224,000

- Two bedrooms
- Semi-detached bungalow
- Driveway parking and garage
- Prestigious Skipton location
- Gardens to the front and rear
- South facing rear garden
- No onward chain

7 Moor Crescent, Skipton, North Yorkshire, BD23 2LJ

A fabulous split level, two bedroomed bungalow situated in a popular area of Skipton, with a driveway and garage to the side along with gardens to the front and rear.

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

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



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Harrogate 23 miles, Ilkley 10 miles, Leeds 28 miles (all distances approximate)

General remarks

Enter through a upvc door into a hallway with radiator and access into the living room. The living room has a

decorative electric fire, two radiators, wooden flooring and a upvc bow window to the front. A further hallway provides access to the kitchen with a selection of wall, drawer and base units with worktop surfaces over, composite sink with drainer and mixer tap, integrated oven and hob with extractor above, integrated fridge, integrated dishwasher, space and plumbing for a washing machine, a concealed boiler, radiator and a window to the side. Off the hall is a fully tiled shower room comprising of a corner shower cubicle, low flush w.c., a pedestal wash hand basin, chrome heated towel rail, a window to the side and a decorative vinyl floor.

Five steps lead down to the bedrooms. First, the good sized master bedroom with a feature wood panel wall, radiator and upvc window overlooking the garden. Bedroom two with a radiator and window the rear overlooking the garden. A small hallway has a upvc door leading out to the driveway.

To the front there is a paved garden and a concrete driveway leads to the garage with an up and over door and a window to the side. To the rear is a crazy paved patio area and an astro turf lawn for easy maintenance.

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 then first left onto Moor Crescent where the property will be easily identified on your left by our Dacre, Son & Hartley 'For Sale' board.

what3words bulky.developed.camper

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 a driveway and parking on site

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 £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.

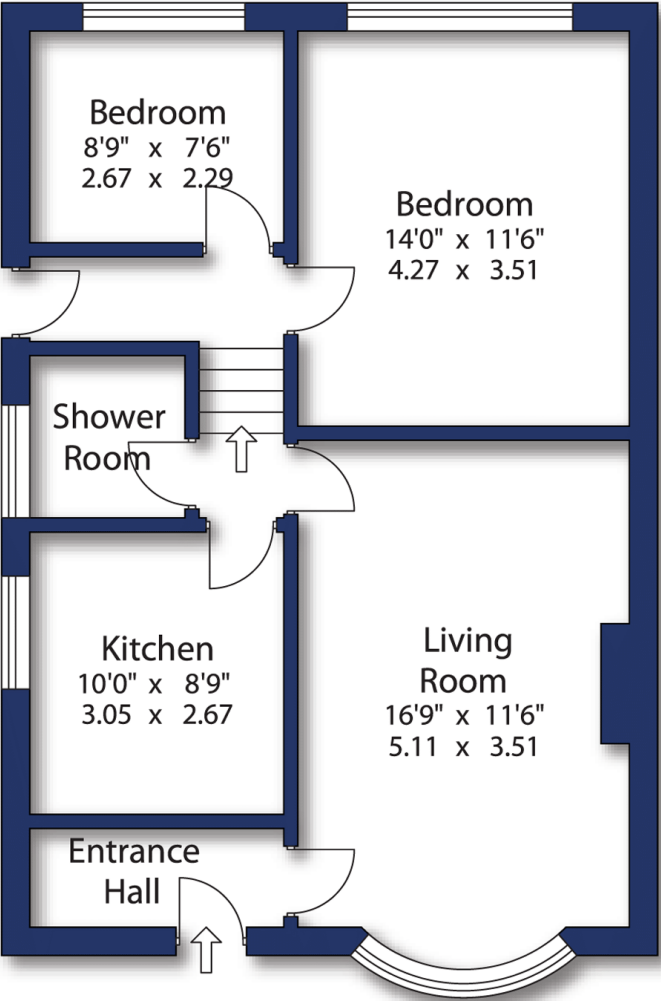
Referral fees

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.

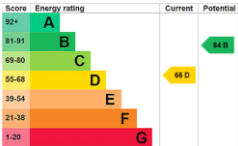
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Floorplans



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Contact us

01756 701010

skipton@dacres.co.uk