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2 Back O the Beck, Skipton, North Yorkshire, BD23 1PH

A ground floor apartment located in a fabulous central location and finished to a high quality standard. Offering two good sized bedrooms, modern kitchen and bathroom with views over the Canal.

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2 Back O the Beck, Skipton, North Yorkshire, BD23 1PH

Harrogate 22 miles, Ilkley 10 miles, Leeds 28 miles (all distances approximate)

Guide Price: £230,000

- Character cottage
- Two double bedrooms
- Ample spacious living accommodation
- Well-presented throughout
- Little hiden gem
- Superb position
- Investment opportunity
- Views over the beck and canal







Enter through a upvc and glass panel door into a hallway which provides access to all principal rooms.

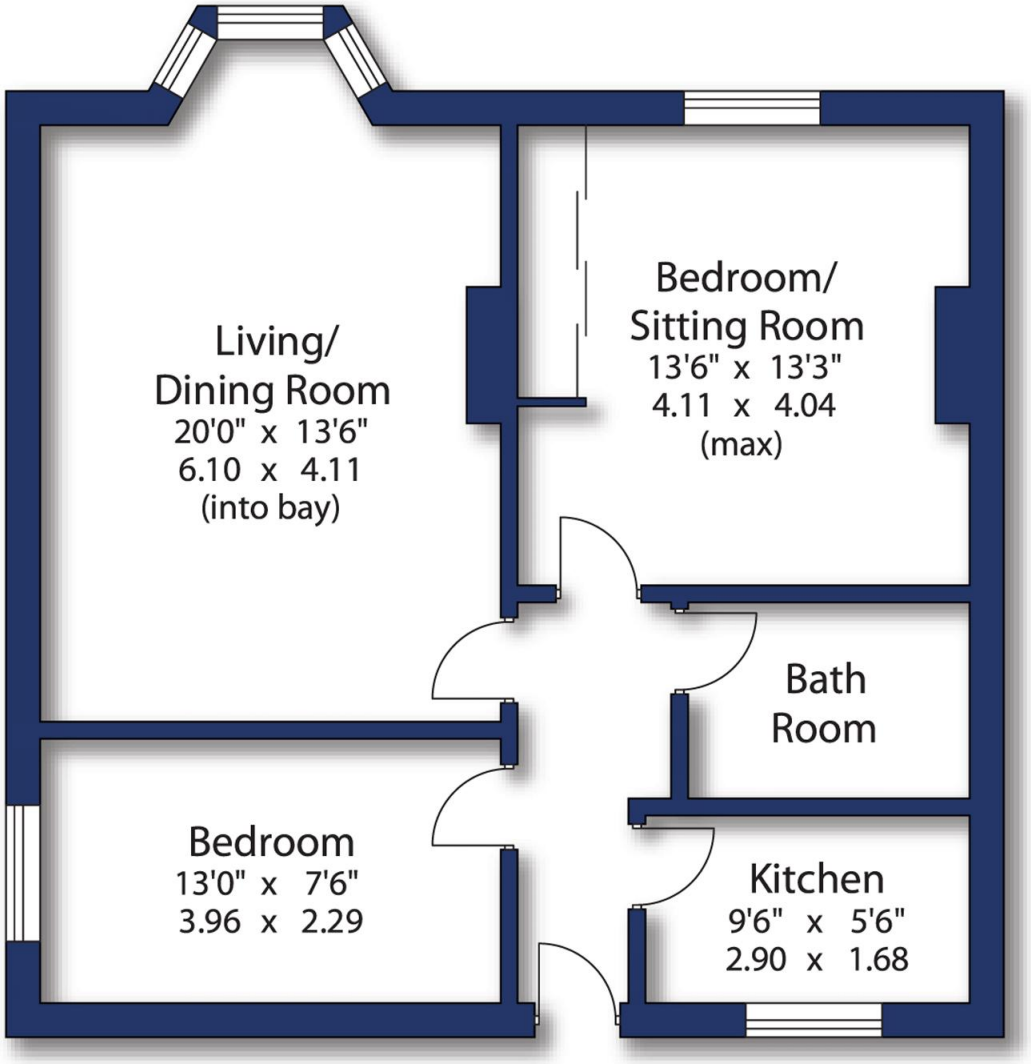
The living area has a radiator, decorative fireplace, a marble hearth and surround with space for an electric fire. A upvc bow window provides superb views over the canal and beck. Onto bedroom one which is currently being used as a sitting room with fitted sliding wardrobes, electric fire, radiator and a upvc window with views over the canal and beck. Bedroom two has a window to the side, a feature panel wall, radiator, wardrobes, wood effect Herringbone vinyl flooring, base and wall units and a cupboard housing a the boiler, dryer and washing machine.

The kitchen offers a selection of wall, drawer and base units with wood effect worktop surfaces over, oven, grill oven, microwave, dishwasher, space for fridge/freezer, an electric panel wall heater and a upvc window to roadside. The bathroom is fitted with a modern four piece suite, comprising of a corner shower cubicle, panel bath with mixer taps, wash hand basin with vanity unit below, concealed cistern w.c., decorative vinyl flooring and a chrome heated towel rail. Views over treelined canal and beck.

Externally, the property sits streetside with space for a tranquil bench, flower pots and concealed bin storage.

2 Back O The Beck is to be found in an enclave of similar properties found behind Water Street in a quieter corner of Skipton centre. The town's numerous facilities are readily accessible which include supermarkets, 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 within walking distance from the house whilst remaining tranquil. The town has excellent road and rail links to the conurbations of East Lancashire and West Yorkshire.

Floorplans

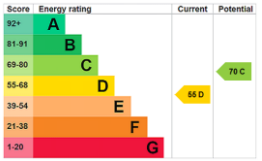


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Contact us

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Directions

From our offices proceed up the High Street turning left in front of the church and then left again onto Water Street. Immediately after the off licence turn left down Back O The Beck where the property will be seen after a short distance on the left hand side in this small tranquil area.

What3Words tend.repelled.appealing

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, an annual pass can be purchased for the local car park.
- The property is located in the Skipton 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

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: SKI260176MIK/17/06/26/1