



Guide Price £220,000

- Semi detached
- Two/three bedrooms
- Well-appointed shower room
- Accommodation over two floors
- Low maintenance garden to rear
- Dedicated parking for one vehicle
- Superb central location
- Viewing is essential

16 Airedale Mews, Skipton, North Yorkshire, BD23 2TF

A two/three bedroom semi detached property sat in the Carleton Park Estate with easy access to the centre of Skipton. Benefitting from a small garden and allocated parking.

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Harrogate 23 miles, Ilkley 11 miles, Leeds 26 miles (all distances approximate)

General remarks

Entry through is through the UPVC door, leading into the hallway which offers two useful storage cupboards, staircase to the first floor and access to the ground floor accommodation. The kitchen offers a selection of base, wall and drawer units with worktop surfaces over, stainless steel sink and drainer, gas hob and oven with extractor fan above, heated towel rail and

space for a free standing fridge/freezer, dishwasher and washing machine. Following the property through to the good sized living room including a gas fire with wooden surround, window allowing for natural lighting and door leading out to the rear. The dining room/bedroom, is again of a lovely size and provides space for a double bed if required. The shower room completes the ground floor accommodation, updated by the present owners in recent years, including a three piece suite comprising of a corner shower cubicle, pedestal hand wash basin, low flush w.c., tiled walling, vinyl flooring, extractor fan and chrome heated towel rail.

To the first floor landing with a Velux window and useful storage cupboard. The master bedroom has fitted wardrobes and UPVC window providing an array of natural lighting. Bedroom two offers single bed space but could be used as a office space and also including a Velux window.

Externally, there is a paved patio seating area, as well as offering allocated parking for one vehicle.

The property is situated in Carleton Park and is readily accessible to the facilities in Skipton town centre which include numerous retail outlets including supermarkets and local shops as well as a large number of leisure facilities with a swimming pool, cinema, numerous pubs and restaurants. The town has an enviable reputation for its schooling and the property is in the catchment area for the highly regarded Ermysteds Boys Grammar School and Skipton Girls High School. The railway station has services to Leeds, Bradford and London, many West Yorkshire and East Lancashire business centres are within reasonable commuting distance. The town is set amidst scenic countryside and is renowned as the 'Gateway to the Dales'.

Directions

From the Skipton Office, head east onto the A6131 onto Keighley Road, after the Tesco Garage turn right at the lights onto Carleton Road and then take a right onto Carleton New Road. Take the next right on to Carleton Avenue and then the first left on to Airedale Mews. Follow the road to the left, then the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.

what3words musically.removed.doghouse

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- One parking space is available on site
- Please note that there is a charge of £120.00 is payable annually to Carleton Park Management Company for the upkeep of communal areas, reviewed annually

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.

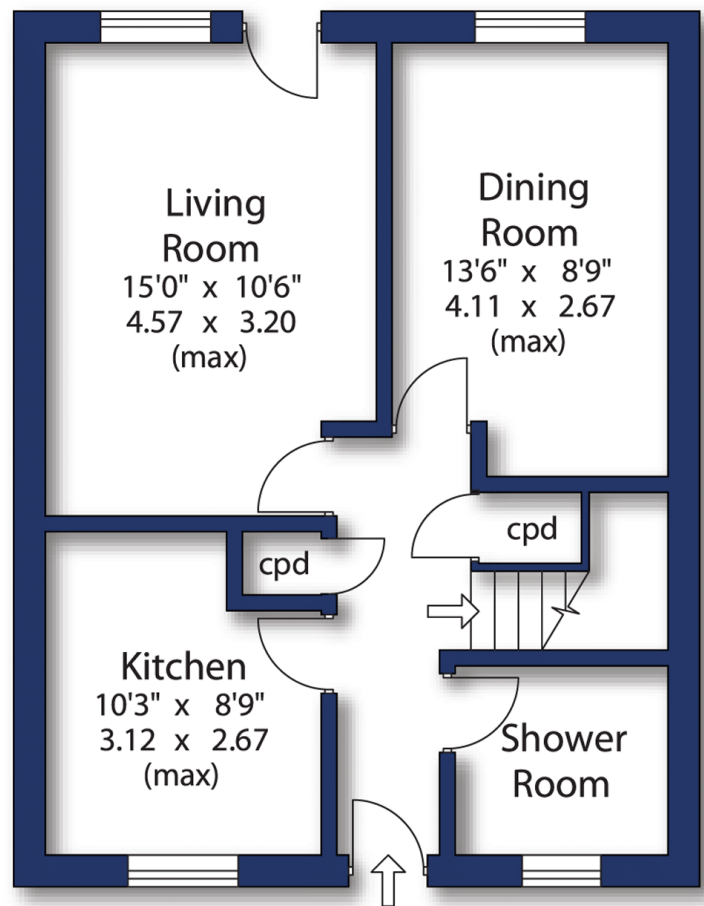
Referral fees

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.

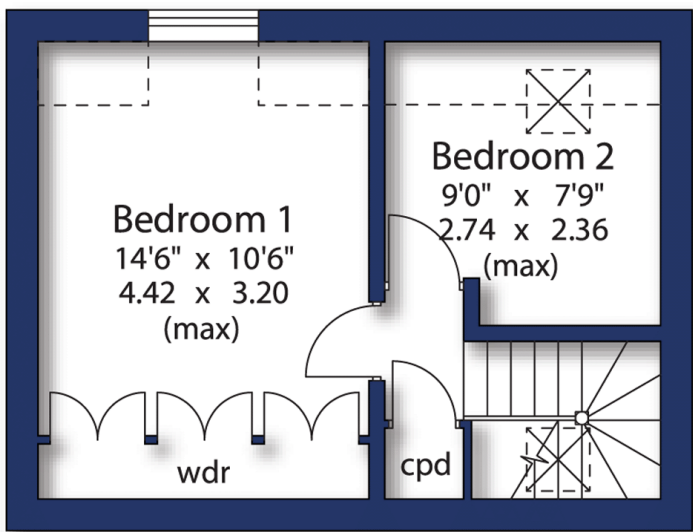
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Floorplans

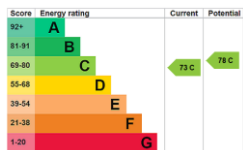


Ground Floor



First Floor

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