



Guide Price £250,000

- Beautiful three bedroom period property
- End terrace
- Superbly appointed kitchen
- Popular residential location of Carleton village
- Meticulously maintained throughout
- Gardens and outhouse to the rear
- Viewing is highly essential

1 Church Street, Carleton, Skipton, BD23 3HA

Located in the highly sought after village of Carleton, this beautifully presented three bedroom end terrace home offers stylish and spacious accommodation throughout. Featuring an attractive rear garden and a recently upgraded dining kitchen, an early viewing is strongly recommended to fully appreciate the quality, charm and features this excellent home has to offer.

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Harrogate 26 miles, Skipton 2 miles, Leeds 28 miles (all distances approximate)

General remarks

On entering the property from the front elevation, you are welcomed into the entrance hall, which provides access to the ground floor accommodation and features a staircase rising to the first floor. The living room offers a warm and inviting reception space, centred around a gas fire set within a character fireplace, complete with a handcrafted timber mantel and decorative tiled surround. Dual aspect windows to the front

and side elevations allow for plenty of natural light, while useful understairs storage enhances the practicality of the room. To the rear of the property is the well appointed dining kitchen, which has been modernised in recent years to create an excellent space for cooking, dining, and entertaining. The kitchen is fitted with a range of base, wall, and drawer units complemented by marble effect work surfaces, a stainless steel sink and drainer, a four ring gas hob with an electric oven beneath and an extractor hood above. There is also space for a fridge, freezer, and washing machine. A door from the kitchen provides access to the rear garden.

To the first floor, the principal bedroom enjoys a pleasant front facing aspect and offers comfortable accommodation. Bedroom two is a generously sized double room overlooking the rear of the property, while bedroom three provides

versatile accommodation and is currently utilised as a home office, although it is equally suitable as a single bedroom. The family bathroom is fitted with a three piece white suite comprising a panelled bath with shower over, w.c., and pedestal wash hand basin, complemented by a radiator and fully tiled walls. The property also benefits from a boarded and insulated loft, providing additional storage space.

Externally, the property enjoys an attractive and low maintenance enclosed garden, framed by charming stone boundary walls and featuring a traditional outbuilding. Beautifully landscaped with decorative gravel, stone paved seating areas, established flower beds, and mature planting, the garden provides a peaceful setting for outdoor dining, entertaining or relaxation. Please note that neighbouring properties have a right to use the garden, subject to the vendors' permission.

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. Continue down this road for approximately 150 yards, then the property will then be easily identified by our Dacre, Son & Hartley 'For Sale' board on the left hand side. what3words hats.ratty.octagon

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler
- Parking is not allocated however on street parking is available nearby
- Please note that there is a right of access for the neighbouring over the pathway to the outhouses and to the front. Please note that neighbouring properties have a right to use the garden, subject to the vendors' permission
- Please note that the property is in a 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.

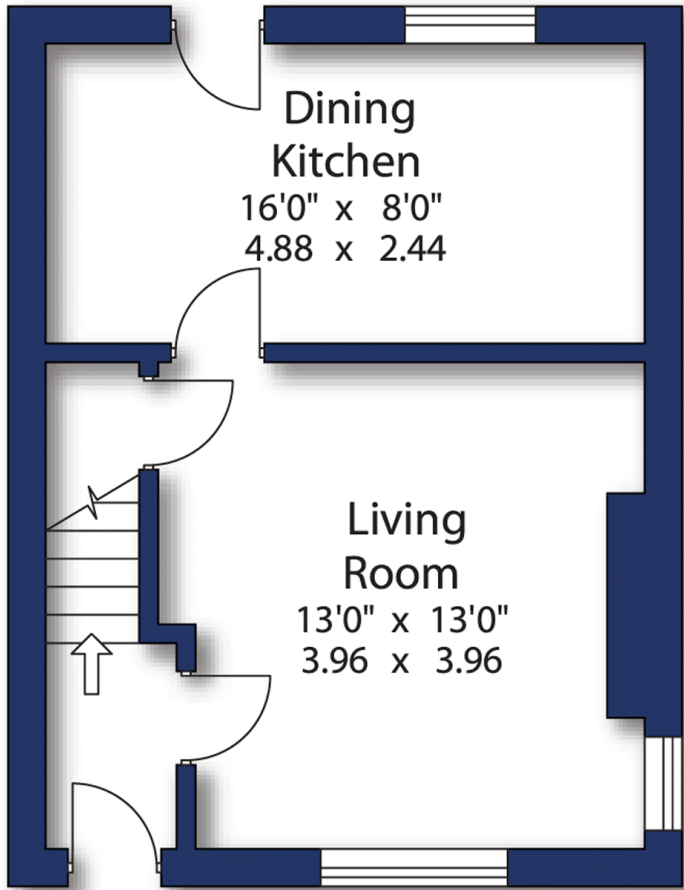
Referral fees

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.

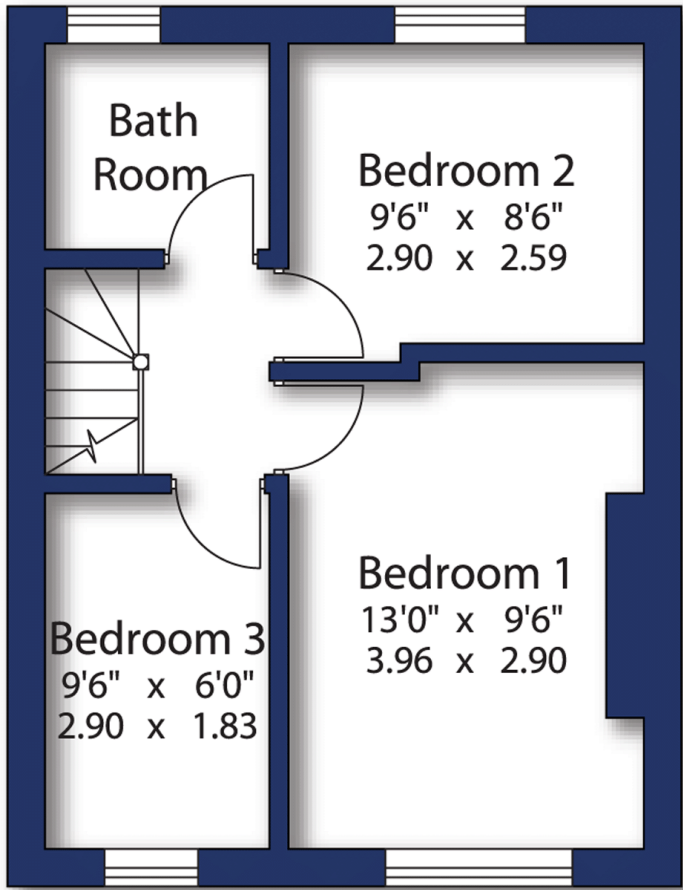
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Floorplans



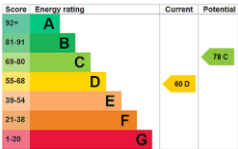
Ground Floor



First Floor

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