



20 Devonshire Street, Skipton, North Yorkshire, BD23 2ET

Situated on the popular Devonshire Street in the historic market town of Skipton, this charming mid terraced home offers a wonderful blend of character, comfort and convenience. Featuring two well proportioned bedrooms and a versatile attic room, ideal for a home office, guest room or hobby space, the property is perfectly suited to a range of buyers. Ideally located within easy reach of Skipton's excellent amenities, transport links and beautiful surrounding countryside, this is an attractive home in a highly desirable location.

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Harrogate 27 miles, Ilkley 10 miles, Leeds 27 miles (all distances approximate)

Guide Price: £260,000

- Two bedrooms plus attic room
- Beautifully presented
- Spacious accommodation throughout
- Victorian mid-terrace property
- Enclosed rear yard
- Sought after location close to town centre
- Ideal for first time buyers or investors



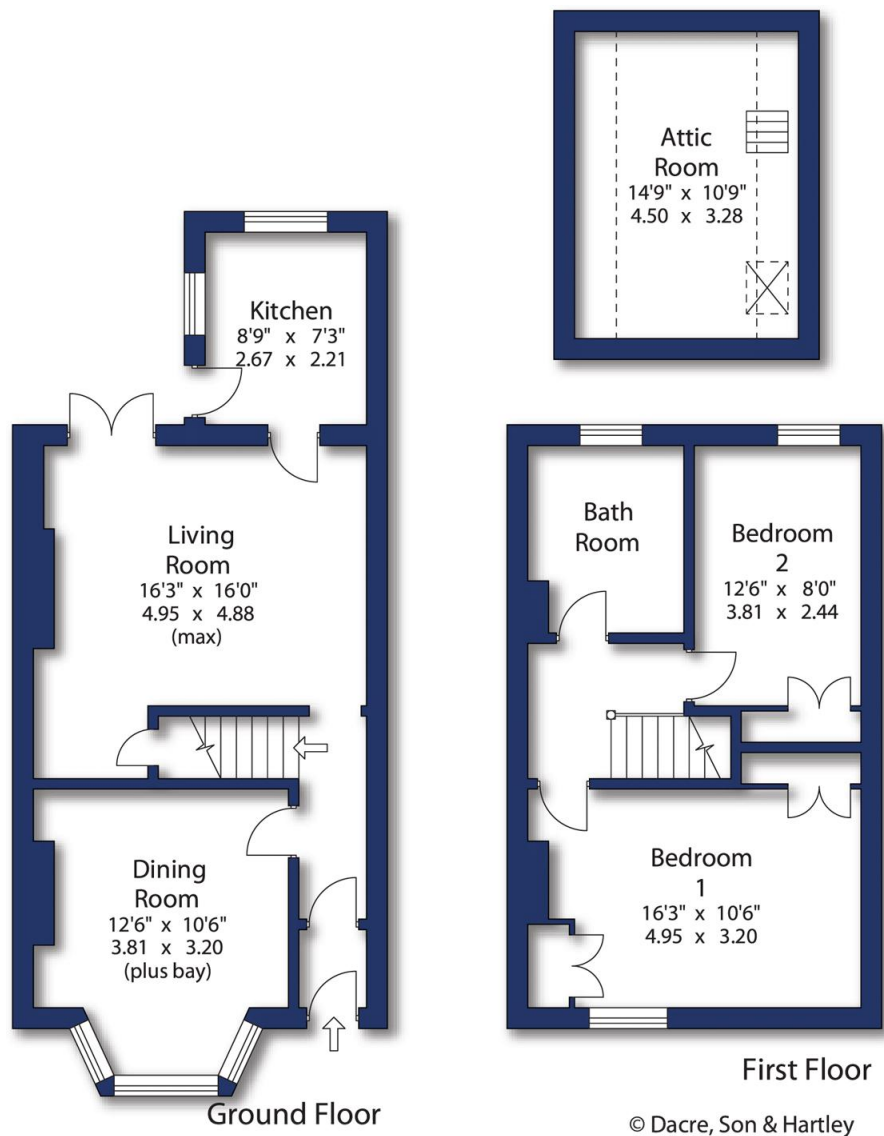
General remarks

Entering the property from the front elevation, you are welcomed into a useful entrance porch which leads through to the entrance hall, complete with staircase rising to the first floor and access to the ground floor accommodation. To the front of the property is a charming dining room featuring an original bay window, recessed fireplace with stone lintel and slate hearth, laminate flooring and decorative ceiling coving. Continuing through the home, the spacious living room offers a further recessed fireplace with stone lintel and slate hearth, a useful understairs storage cupboard and double French doors opening onto the private rear yard. The modern fitted kitchen is accessed from the living room and is well appointed with a range of base, wall and drawer units complemented by work surfaces, a sink and drainer, four ring gas hob with electric oven beneath and extractor hood above. Integrated appliances include a fridge/freezer and dishwasher, while plumbing is provided for a washing machine. A door from the kitchen gives direct access to the rear yard.

To the first floor, there are two generously sized bedrooms. The principal bedroom is positioned to the front elevation and benefits from fitted wardrobes together with a built in cupboard housing the gas combination boiler. The second bedroom overlooks the rear and features attractive panelled walling along one side as well as fitted wardrobes. The house bathroom is beautifully presented and fitted with a contemporary four piece suite comprising a freestanding bath with shower attachment, a separate shower enclosure with rainfall shower, low flush w.c., and wash hand basin set within a vanity unit. Additional features include a heated towel rail, extractor fan, part-tiled walls and tiled flooring. A particular feature of the property is the versatile attic room, accessed via a drop down ladder and benefiting from a Velux roof window. This flexible space is ideal for use as a home office, hobby room, occasional guest accommodation or additional storage.

Externally, the property enjoys a low maintenance front garden that has been thoughtfully landscaped with decorative slate chippings, stepping stones and a seating area. To the rear is a private and enclosed yard featuring an attractive Indian stone patio, providing ample space for outdoor dining and entertaining.

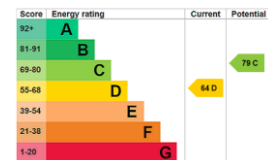
Floorplans



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Contact us



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Directions

From our offices in Skipton, continue along Keighley Road and turn left just before the bridge onto Sackville Street. Continue along for a short distance, turning left on to Westmoreland Street then continuing into Brougham Street, then take the left hand turning on to Devonshire Street with the property then easily identified by our Dacre, Son and Hartley 'For Sale' board on the right hand side.

What3Words rescue.mutual.guesswork

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is no allocated parking, however on street parking is available
- Please note that this 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](https://www.gov.uk/government/consultations/check-for-flooding-in-england)

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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