



Guide Price £240,000

- Two bedrooms
- Mid terrace property
- Two spacious reception rooms
- Convenient central location
- South west facing yard
- A viewing is essential
- No onward chain

18 Ward Street, Skipton, North Yorkshire, BD23 2EY

A fabulous two bedroom mid terraced property, ideally situated in the highly sought after town of Skipton. Well presented throughout, the property offers comfortable and appealing accommodation, complemented by excellent access to Skipton town centre and its wide range of amenities. An attractive opportunity for a variety of buyers, this delightful home is well worth viewing. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk



18 Ward Street, Skipton, North Yorkshire, BD23 2EY

Harrogate 22 miles, Ilkley 10 miles, Leeds 26 miles (all distances approximate)

General remarks

On entering the property to the front elevation, through into the entrance vestibule, leading into the hallway with staircase up to the first floor and providing access to the ground floor accommodation.

The living room is positioned to the front of the property and benefits from a charming bay window, allowing plenty of natural light to fill the space. A gas fire with a wooden surround sits on a marble hearth, creating an attractive focal point. To the rear, the dining/sitting room features a wall mounted gas fire, useful understairs storage and a window overlooking the private rear yard. From here, there is access to the kitchen, which is fitted with a range of base, wall and drawer units with contrasting worktop surfaces over. The kitchen also benefits from a stainless steel sink and drainer, four ring electric hob with double electric oven beneath, extractor fan above, space for a freestanding fridge/freezer, an integral washing machine and access to the rear of the property.

To the first floor are two well proportioned bedrooms and a shower room. Bedroom one is positioned to the front

elevation and benefits from a useful walk in wardrobe area. Bedroom two is located to the rear and offers comfortable double bedroom proportions, together with a window overlooking the rear yard. The shower room has been thoughtfully adapted over time and comprises a three piece suite, including a walk in shower cubicle, low flush w.c. and pedestal wash hand basin. The room also features partially tiled walls, a cupboard housing the gas boiler and a further cupboard providing storage for the hot water tank.

Externally, the property benefits from a small front garden area, providing an ideal space for decorative pots and plants, as shown in our photographs. To the rear is a south west-facing, stone paved yard, complemented by a useful outhouse offering power facility, ample storage space and room for a tumble dryer. A gate from the yard provides convenient access onto the rear back street.

Directions

From our Sheep Street office, head to the High Street then at the mini roundabout proceed along Newmarket Street, and at the mini roundabout turn right into Brougham Street. Follow the road up taking the first left onto Ward Street where the property is on your right and will be easily identified by our Dacre, Son & Hartley 'For Sale' board on the right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed
- There is no allocated parking available however on street parking is available nearby
- Please note that this property is located in a conservation area. Please note that the property has an unregistered title

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.

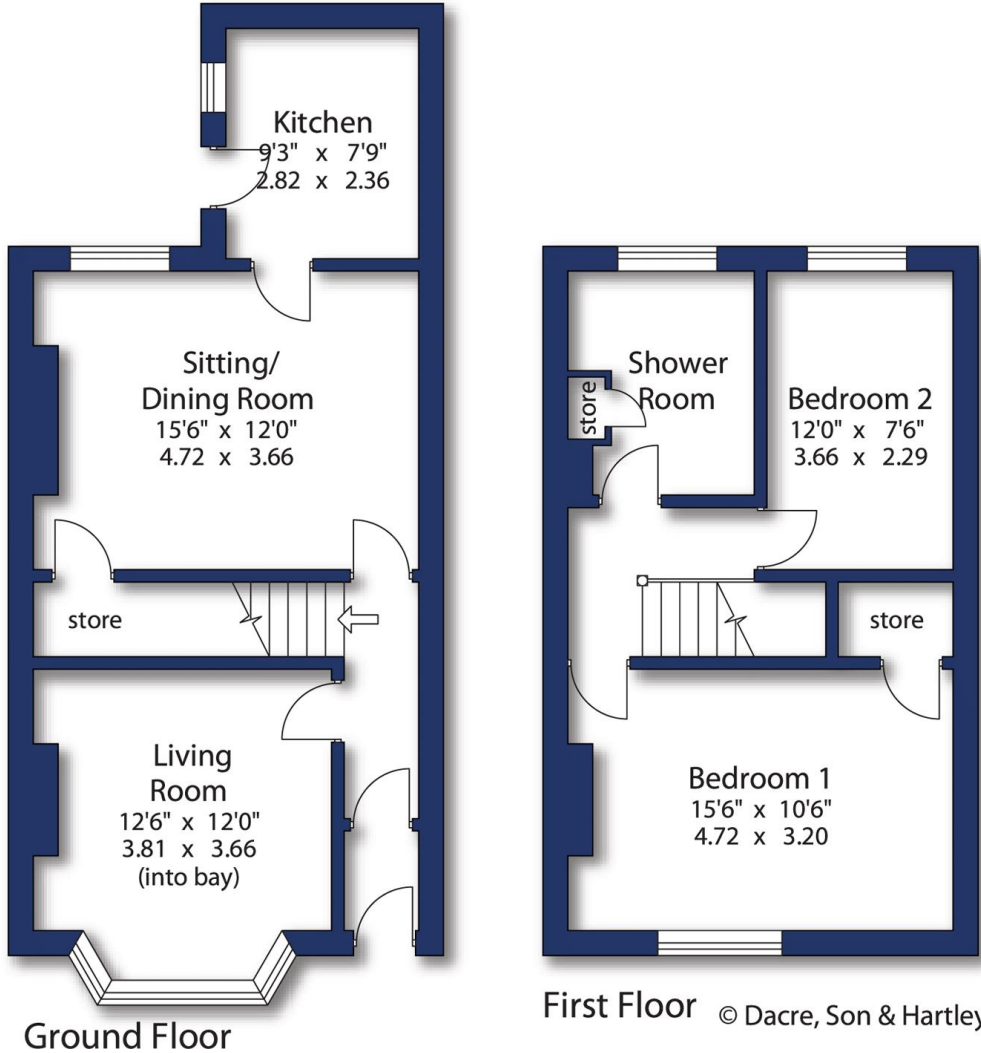
Referral fees

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.

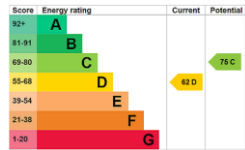
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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Contact us

01756 701010

skipton@dacres.co.uk