DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £199,000

- Semi detached property
- Three bedrooms
- Convenient for local amenities
- Quiet cul de sac
- In need of modernisation
- Private parking to the front
- Superb long distance views
- No onward chain

15 Aldersley Avenue, Skipton, North Yorkshire, BD23 2LA

Occupying an elevated position and enjoying superb views across Skipton, this three bedroom semi detached property occupies a good sized plot in a quiet cul de sac location. Requiring modernisation throughout, the property offers excellent potential for buyers looking to create a home to their own taste. Externally, there is off street parking to the front and an enclosed rear garden. NO ONWARD CHAIN

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Harrogate 23 miles, Skipton 1 mile, Leeds 28 miles (all distances approximate)

General remarks

On entering the property via the front elevation, the entrance hallway provides access to the living room and staircase rising to the first floor. The generously proportioned reception room features a front facing window, an electric fire set upon a marble hearth, complemented by a stone surround and decorative wooden lintel. Continuing through the ground floor, the dining kitchen is fitted with a range of base, wall and drawer units, finished with work surfaces above. A useful understairs storage cupboard provides additional practicality, while a door leads directly out to the rear garden.

To the first floor, there are two well sized double bedrooms, positioned to the front and rear respectively, alongside a third bedroom to the rear, suitable for single occupancy. Completing the accommodation is the house bathroom, located to the front and requiring modernisation. The room comprises a three piece suite incorporating a bath with shower over, wash basin and w.c., together with an airing cupboard.

To the front, off street parking is complemented by mature shrubs and established greenery, creating an attractive natural boundary. The rear garden is a particularly appealing feature, offering a generous outdoor space with a paved patio seating area, gravelled sections and an array of mature trees, shrubs and established planting. A pond provides an attractive focal point, while the surrounding greenery affords a good degree of privacy. The garden offers considerable potential for a purchaser to enhance and personalise the space to suit their own tastes and requirements.

Directions

From the roundabout at the bottom of the High Street, proceed on Newmarket Street. At the mini roundabout keep straight ahead into Shortbank Road. Proceed up the hill and Aldersley Avenue is a turning off to the left, then take the immediate first left where the property will be located at the end of the cul de sac, straight ahead and easily identified by Dacre, Son & Hartley 'For Sale' board.
what3words testy.dented.accented

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. Partial gas central heating is available
- Private parking is available on site

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.

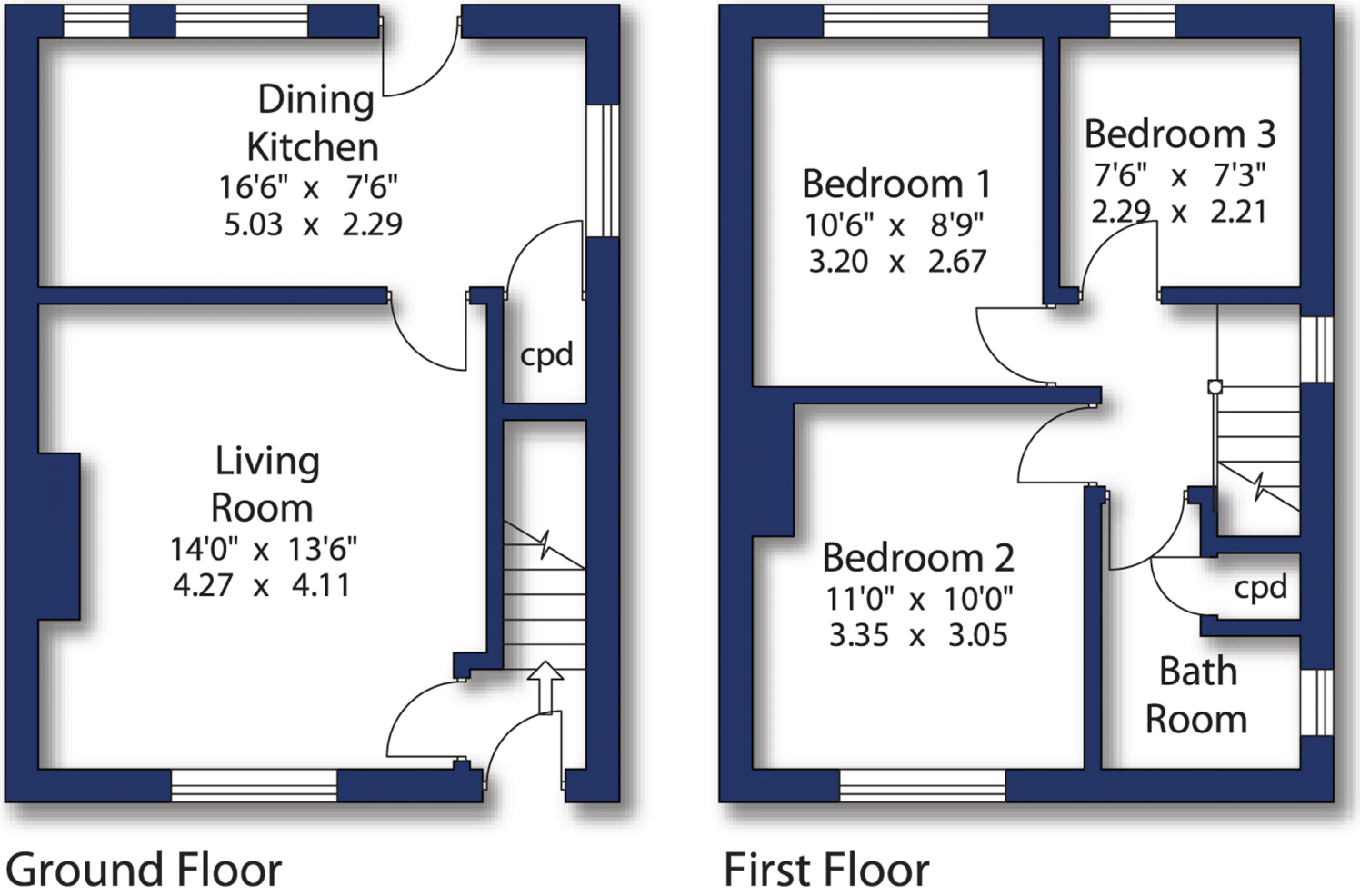
Referral fees

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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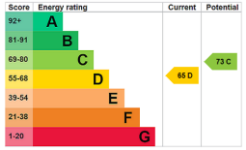




Floorplans



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