DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £190,000

- Three bedrooms
- Spacious accommodation throughout
- Victorian stone built end terrace
- Enclosed rear yard
- In need of some modernisation
- Sought after location close to town centre
- Ideal for first time buyer or investor
- No onward chain

1 Brougham Street, Skipton, North Yorkshire, BD23 2EN

A grand Victorian three bedroom stone built end terrace property, conveniently located close to Skipton town centre and its amenities. Offering spacious accommodation, an enclosed rear yard and excellent potential, the property requires modernisation throughout, presenting an ideal opportunity for purchasers to create a home to their own taste. NO ONWARD CHAIN

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Harrogate 23 miles, Ilkley 10 miles, Leeds 27 miles (all distances approximate)

General remarks

On entering the property, through the front porch, there is a spacious entrance hallway with staircase to the first floor and access to the ground floor accommodation. The living room, positioned to the front, features a bay window allowing for an abundance of natural light. To the rear, there is a potential dining room overlooking the enclosed yard, alongside a separate shower room comprising an enclosed shower cubicle, w.c., wash basin, extractor fan and heated chrome towel rail. The kitchen is fitted with a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, four ring gas hob, double oven and extractor hood. There is also a wall mounted gas boiler, rear access door and staircase leading to the lower ground floor cellar, providing useful storage space.

To the first floor, there are three bedrooms, comprising two good sized double bedrooms, one to the front and one to the rear, together with a single bedroom to the front. The landing also provides access to a separate w.c., useful storage cupboard and house shower room, fitted with an enclosed shower cubicle, w.c., pedestal wash basin and additional storage cupboard.

Externally, the property benefits from an enclosed, low maintenance rear yard and a small frontage to the front.

The property is situated in a very convenient location on the edge of the centre of this historic market town which is renowned as the 'Gateway to the Dales'. Skipton does offer a wide variety of supermarkets, shops and other amenities, it also includes a railway station with services to Leeds, Bradford and London.

Directions

From our Skipton offices, proceed along Keighley Road and turn left just before the bridge onto Sackville Street. Continue along Sackville Street, turning left onto Westmoreland Street, which leads directly into Brougham Street. The property can be found shortly afterwards on the left hand side, identified by our Dacre, Son & Hartley 'For Sale' board.

what3words pounce.alone.daredevil

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

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

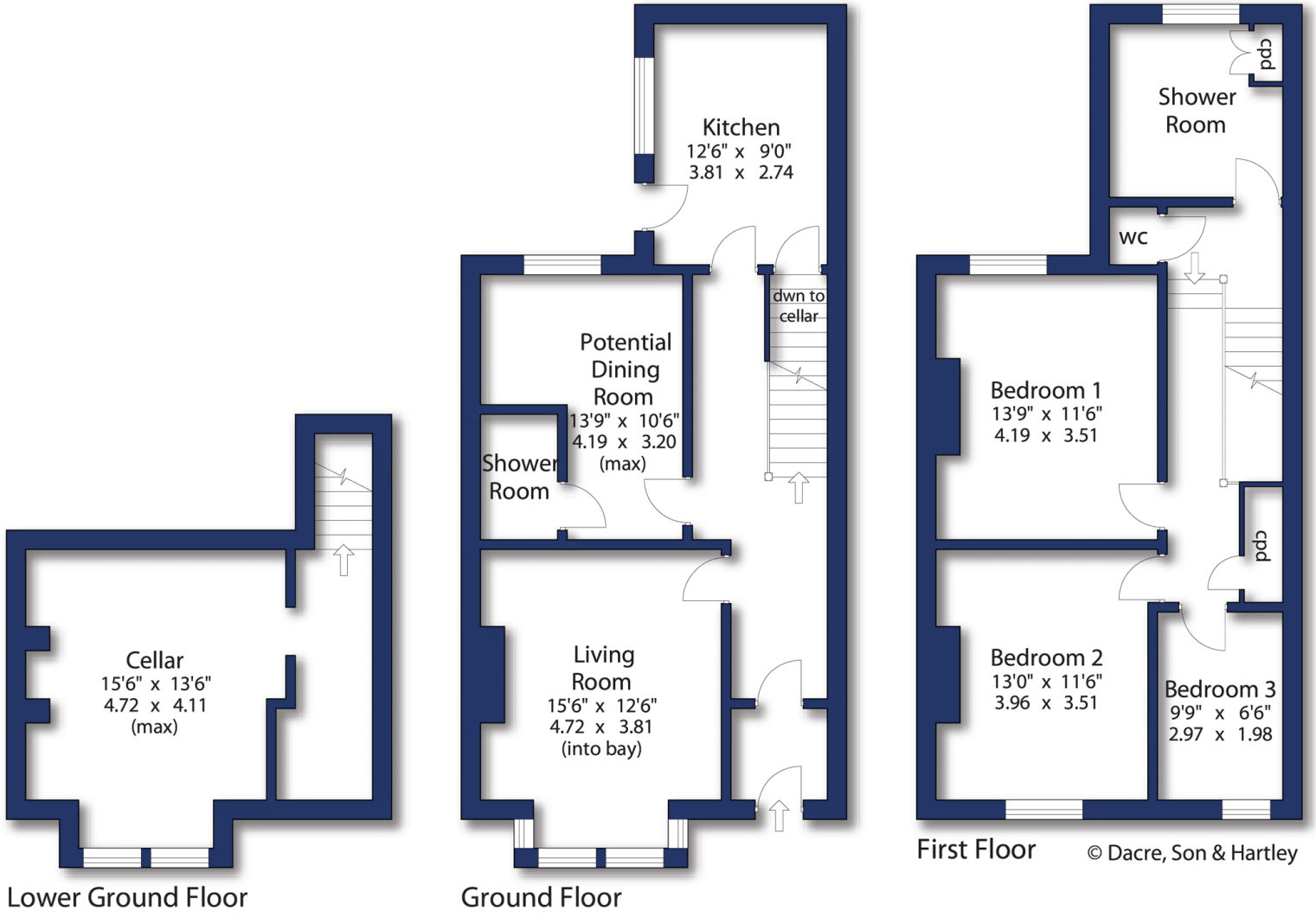
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

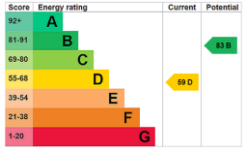
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Floorplans





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.

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