DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £240,000

- Three bedrooms
- Semi-detached
- Well-planned living accommodation
- In need of some modernisation
- Enclosed rear garden
- Off street parking & garage
- Sought after residential area
- No onward chain

65 Hurrs Road, Skipton, North Yorkshire, BD23 2JX

Set in a quiet cul-de-sac location within Skipton, is a three bedroom semi-detached property, in need of some modernisation, with pleasant gardens, lovely views, parking and a garage. NO ONWARD CHAIN

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dacres.co.uk







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

General remarks

When entering the property through into the entrance hallway from the front elevation, which provides access to the ground floor accommodation, staircase leading to the first floor and a useful downstairs cloakroom with low flush w.c., corner hand wash basin and extractor fan. To the front of the property, is the spacious living room which includes a large bay window allowing for an array of natural lighting, gas fire with hearth and surround, then sliding door access leading through into the dining room with large window to the rear. Following the property through to the kitchen, with a selection of base, wall and drawers units with worktops over, stainless steel sink and drainer, four ring gas hob with electric oven below and extractor fan above, integrated fridge and washing machine and cupboard housing the gas boiler. There is also access to the integral garage, which offers ample storage, power, lighting and water facilities, up and over manual door and door providing access to the rear garden.

To the first floor, with access to the three bedrooms and house shower room . The master bedroom, is of a good size, located to the rear of the property with fitted wardrobes and attractive views. Bedroom two is the front, again of a good size and including fitted wardrobes. Bedroom three is to the rear, providing single bed space but could be used as a working from home office space if needs be. The shower room, offers a three piece suite in white comprising of a corner shower cubicle, pedestal hand wash basin, low flush w.c., fully tiled walls, vinyl flooring, fitted storage cupboard and radiator.

Externally, to the front of the property, is private off street parking leading to the garage and a low maintenance paved area with bushes and shrubbery. To the rear is the enclosed lawned garden and door providing access to the back of the garage.

Directions

From our Skipton office, proceed down the High Street and along Newmarket Street. At the mini-roundabout, then take the second exit onto Shortbank Road. Continue up this road, then take the second left onto Hurrs Road, following the road after a short distance the property will then be easily identified by our Dacre, Son and Hartley 'For Sale' board on the left hand side.
what3words chairing.welcome.ownership

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
- Off street parking and garaging are both on site
- Please note that this property is not registered with the land registry, but will be but with a possessory 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.

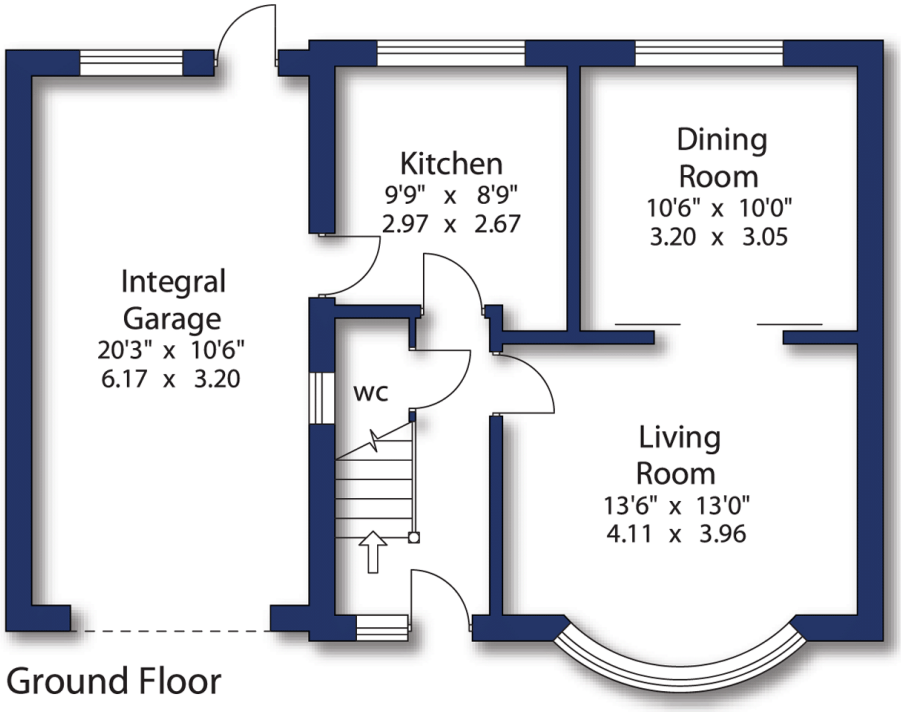
Referral fees

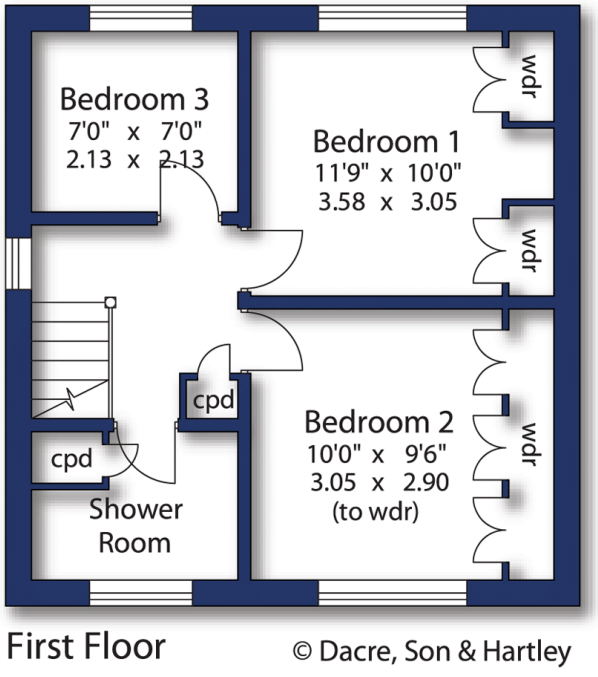
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.
Dacres Ref: OTL250024/BCH/231126/1





Floorplans





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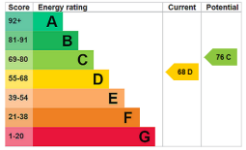

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