



Guide Price £210,000

- Mews terraced house
- Ample private parking
- Two bedrooms
- Spacious accommodation
- Convenient central location
- Southerly facing rear garden
- Walking distance to Skipton town centre amenities

8 Springfields, Skipton, BD23 1HF

A two bedroomed mid-terrace property offering good sized living accommodation, kitchen diner, garden to the rear and parking for two cars to the front. Situated on a quiet cul-de-sac within comfortable walking distance of Skipton town centre amenities.

32 Sheep Street, Skipton, North Yorkshire,
BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk

dacres.co.uk   



8 Springfields, Skipton, BD23 1HF

Harrogate 22 miles, Ilkley 9 miles, Leeds 26 miles (all distances approximate)

General remarks

Into the hallway with radiator and storage cupboard and through a doorway into the living room with a double

glazed window to the front, fireplace and a staircase to the first floor. The kitchen offers a selection of wall, drawer and base units with worktop surfaces over, a one and a half composite sink with drainer, space for a fridge/freezer, space and plumbing for a washing machine, an electric oven, gas hob and extractor above, gas boiler, radiator, vinyl flooring and sliding patio doors leading out to the rear garden.

To the first floor landing with loft access. Bedroom one is to the front with fitted wardrobes, a storage cupboard above the bulk head and a window to the front. Bedroom

two has a fitted wardrobe and window to the rear overlooking the garden. The family bathroom comprises, a bath with shower over, glass screen, low flush w.c., pedestal wash hand basin, extractor fan and vinyl flooring.

Externally, the rear is mostly laid to lawn with a patio area and a border with trees and shrubs. There is gated access along a ginnel to the back of the houses. To the front of the property there are decorative borders with a small tree and a blocked paved driveway provides parking for two cars.

Directions

From the town centre follow Newmarket Street on the A6069 Otley Road. Take the first right onto Springfields where the property is in front of you easily identified by our Dacre, Son and Hartley 'For Sale' board.

what3words librarian.legs.flashback

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- Two driveway parking spaces are on site
- The property has a covenant not allowing caravans, boats, pigeons, foul, rabbits and livestock

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 £26.10 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.

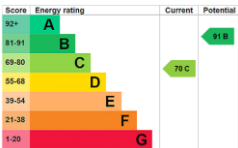
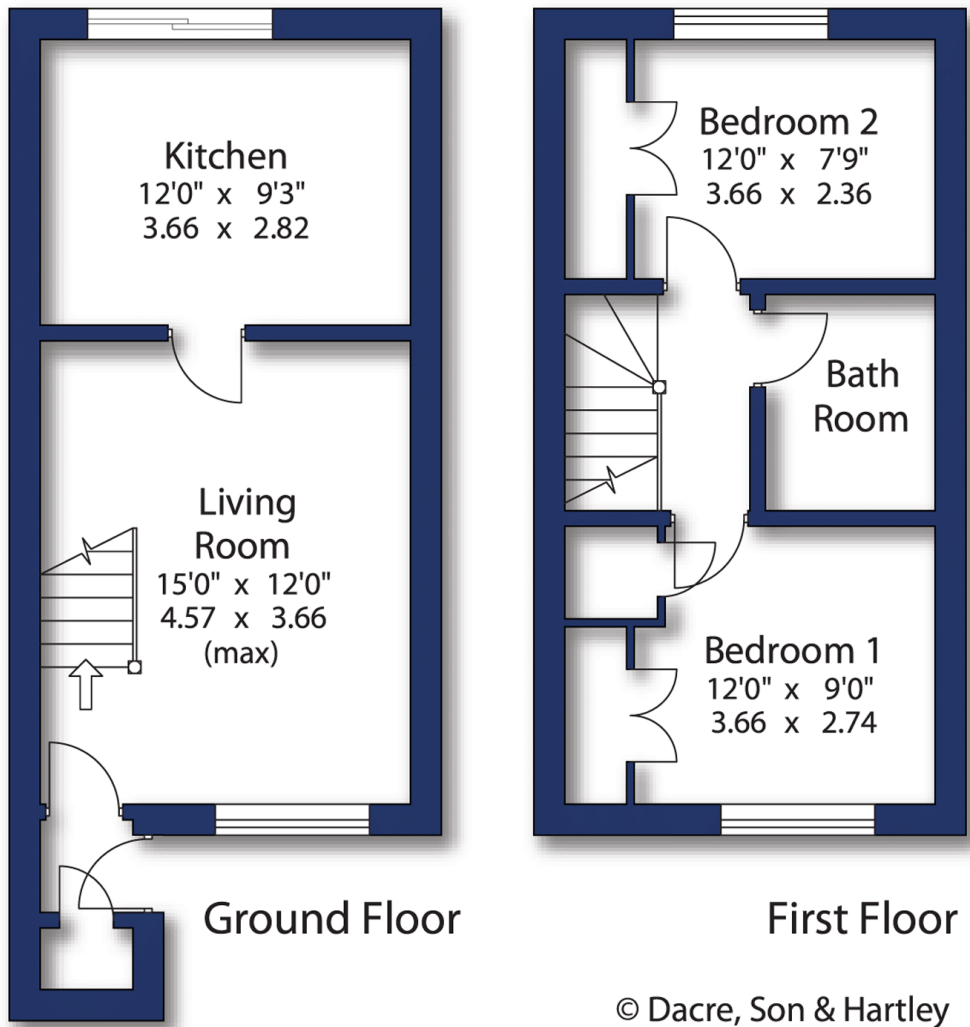
Referral fees

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: SKI230285MIK/18.07.25/2



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