



Guide Price £220,000

- Character cottage
- Two bedrooms
- Well-planned living accommodation throughout
- Conservatory
- Central village location
- Garden, yard and outbuilding

10 The Wend, Carleton, Skipton, BD23 3EE

A period village cottage with a central location offering two bedroom accommodation in a quiet cul-de-sac. Good living accommodation and a modern kitchen and shower room, conservatory to the rear and an enclosed garden.

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Harrogate 26 miles, Skipton 2.3 miles, Leeds 28 miles (all distances approximate)

General remarks

Enter the property through the UPVC conservatory with tiled floor and double door leading to the living room. The

living room has a stone fireplace with gas stove, window to the front, meter cupboards and the stairs to the first floor, a door leads to the kitchen with modern wall, drawer and base units, marble worktop surfaces over, integrated aga, dishwasher and a concealed washer. A Belfast sink looks out the window to the rear and there is a tiled floor.

The first floor landing has built in storage shelves and access to the master bedroom to the front with fitted wardrobes and feature radiator. The second bedroom to the rear has fitted wardrobes and exposed beams. The shower room has a three piece suite with shower cubicle,

basin in a vanity unit, W.C., heated towel rail and tiled floor and walls.

The enclosed front garden has a block paved seating area with well stocked borders with trees and shrubs, surrounded by walls and fencing. There is access over the neighbours to The Wend. A useful store cupboard is to the side with power and light.

To the rear there is a small yard for bins and an outbuilding across the rear track.

Directions

From our Skipton office proceed on the A6131 in the direction of Keighley. Immediately after the Tesco's filling station turn right on to Carleton Road proceeding in to the village and pass The Swan Inn and Carleton Mill. After the news agents take the third turning left on to a narrow road which will be sign posted as The Wend then follow the road around to the right where the property will be seen on the right hand side, identified by our for sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Heating is from an AGA and electric radiators
- There is no allocated parking on site.
- The property is located 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 £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.

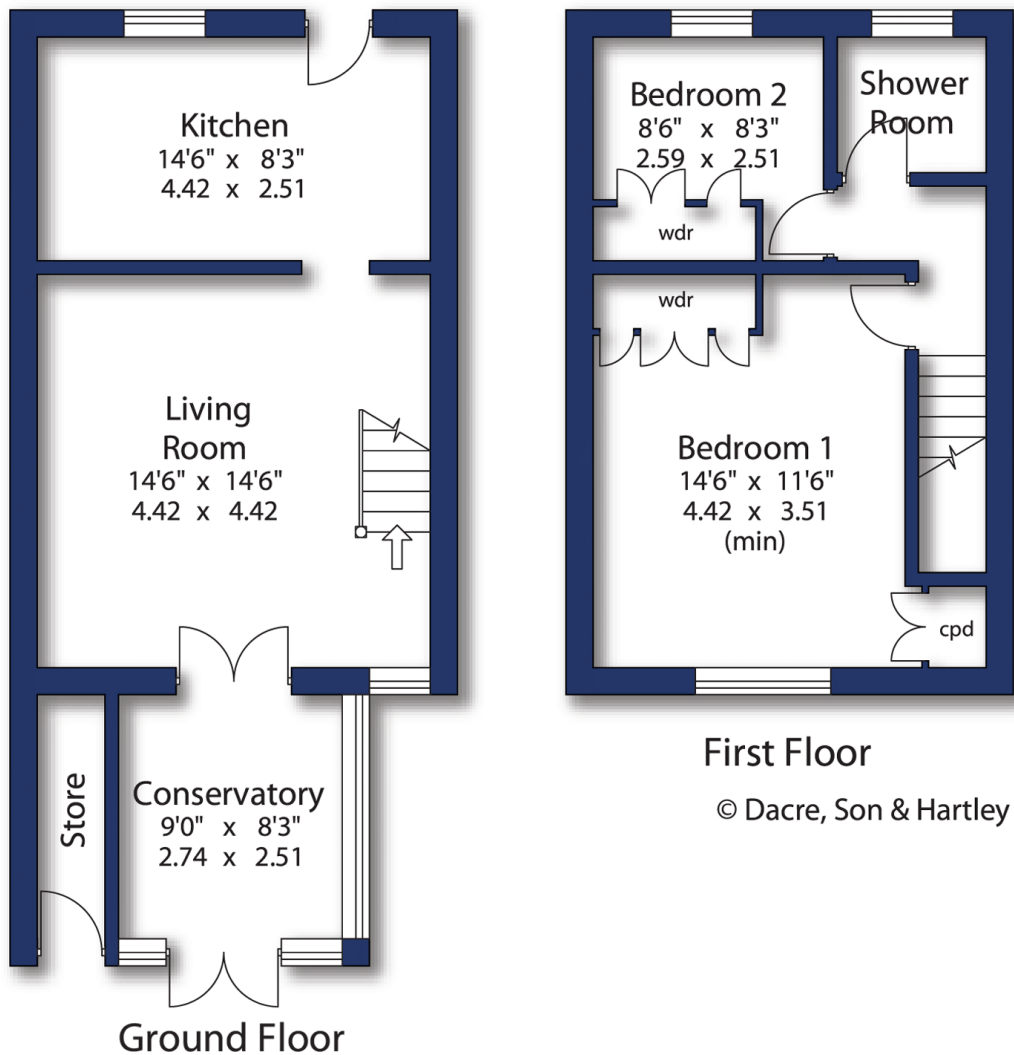
Referral fees

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.

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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.

EPC TO BE ADDED

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