

3 Dale Road, Carleton BD23 3ER
Asking Price: £215,000



+ 3



+ 1



- No Forward Chain
- 3 Bedrooms
- Semi - Detached
- Gardens to three sides
- Private Driveway

This traditional three bedroomed semi-detached house stands in a very generous corner plot garden to three sides including a private driveway and offers significant potential for further development or an imaginative extension scheme subject to obtaining the necessary planning consents.



Including gas central heating, partial sealed unit double glazing, this very appealing property is pleasantly situated in a popular residential area with all local village centre amenities nearby. Recommended for inspection the property comprises very briefly:

A covered entrance, an entrance hall, a living room and a fitted kitchen with double doors through to a dining room. On the first floor are three bedrooms (two enjoying long distance views at the front across the Aire Valley) and a bathroom with a three piece pink suite with a shower to the bath. The house stands in unusually generous established corner plot gardens extending to three sides also including a private driveway offering space to construct a garage.

The very popular rural village of Carleton is surrounded by beautiful open countryside situated close to the River Aire and is served by a variety of local amenities including a park/playground, a general store/off-licence, a public house, a Church, a village hall and a well respected primary school. The scenic Yorkshire Dales National Park is only a short drive away to the north whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

The nearby historic market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of well regarded schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a



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week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. The town benefits from a railway station providing regular daily services to Leeds, Bradford and beyond.

Certainly providing a unique opportunity and with significant potential, this property comprises in further detail:

GROUND FLOOR

COVERED ENTRANCE

ENTRANCE HALL

With timber glazed front entrance door. Central heating radiator. Sealed unit double glazing. Staircase to the first floor with a spindled balustrade.

LIVING ROOM

15'6" x 10'7" With sealed unit double glazing. Central heating radiator. Wall light points. Stone fireplace surround and a stone flagged hearth with open fire.

KITCHEN

9'1" x 8'8" With a range of wood fronted wall and base units with contrasting granite effect worktop surfaces and tiled surrounds. Stainless steel sink and drainer unit. Central heating radiator. Single glazed window. Built-in pantry cupboard. UPVC sealed unit double glazed rear entrance door. Extractor fan.

DINING ROOM

12'3" x 10'3" With sealed unit double glazing. Central heating radiator.

FIRST FLOOR

LANDING

With sealed unit double glazing. Central heating radiator. Loft access.

BEDROOM ONE

14'2" (maximum into recess) x 10'8" With sealed unit double glazing providing long distance views across the Aire Valley. Double central heating radiator. Built-in wardrobe.

BEDROOM TWO

14'4" (maximum into recess) x 8'9" With sealed unit double glazing. Central heating radiator. Built-in cupboard housing wall mounted gas central heating boiler.

BEDROOM THREE

9'6" x 7'7" With single glazing providing long distance views across the Aire Valley. Central heating radiator. Built-in cupboard above stairwell.

BATHROOM

With three piece pink suite incorporating panelled bath with shower over. Low suite WC and pedestal hand wash basin. Single glazed window. Central heating radiator. Built-in linen cupboard.

OUTSIDE

There are unusually generous established corner plot gardens extending to three sides, providing a very appealing feature - with space to extend the existing house subject to planning consents. The garden includes lawns, flowerbeds, bushes and small trees.

There is a private hardcore driveway providing off road parking for a vehicle - with space to construct a garage.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

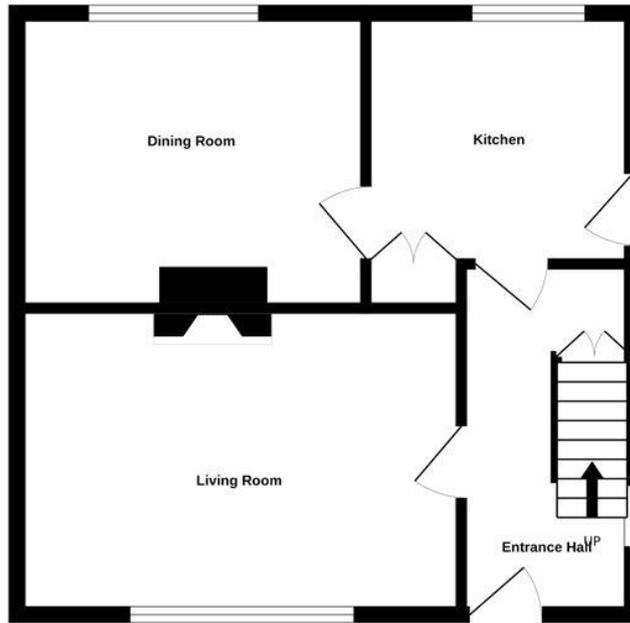
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

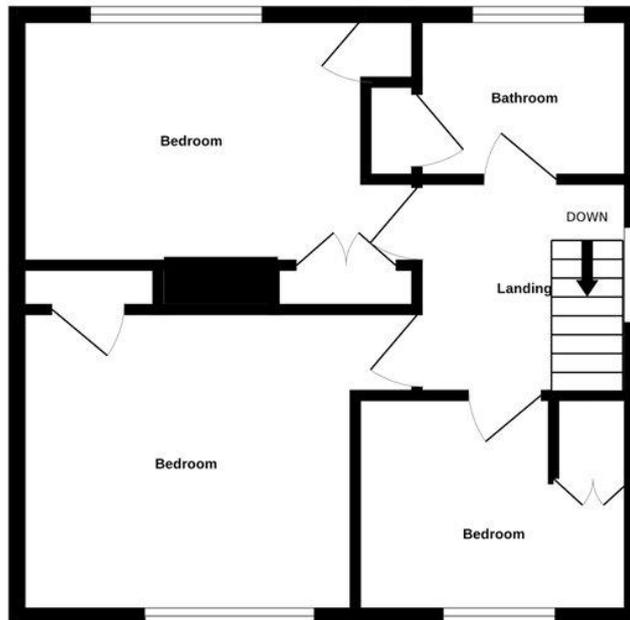




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

3 Dale Road Carleton SKIPTON BD23 3ER	Energy rating	Valid until: 30 October 2034
	D	Certificate number: 7634-9420-4409-0949-3272

Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.