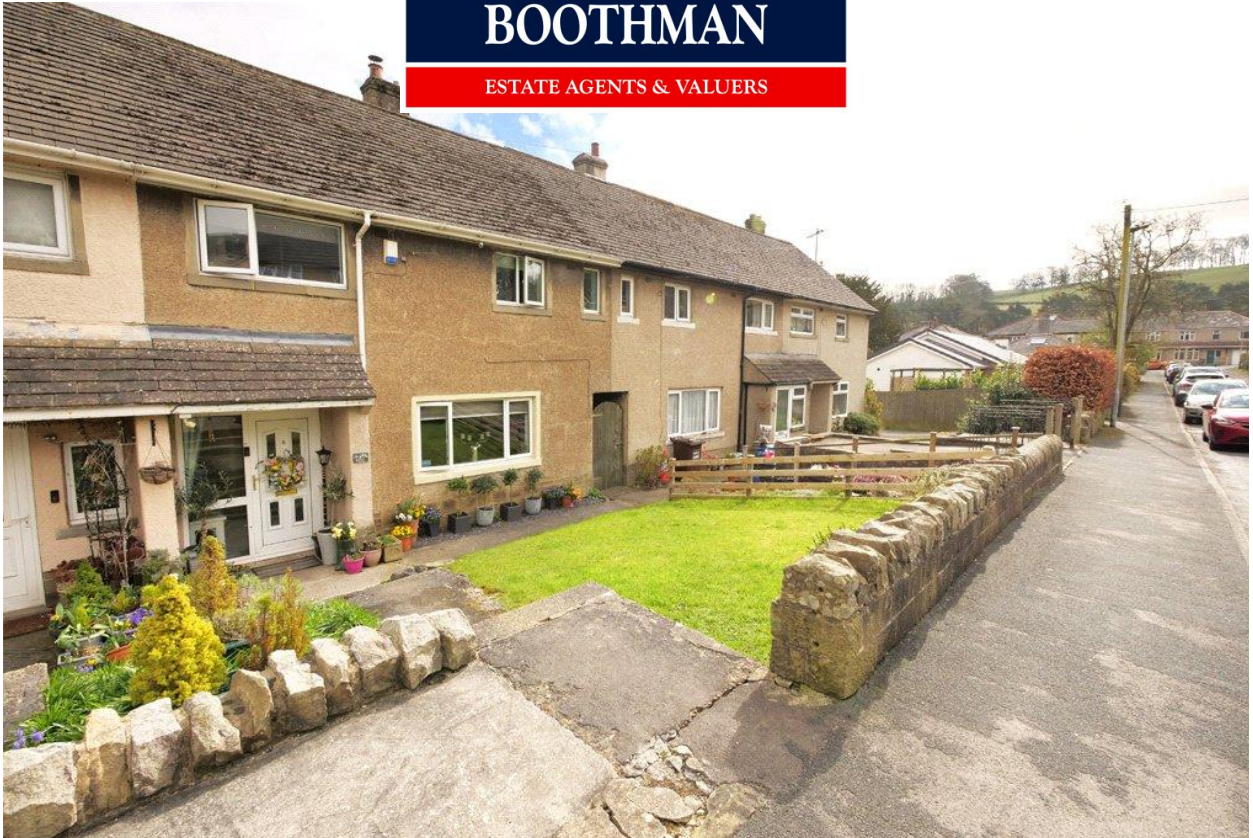


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



8 Dale Road, Carleton, Skipton BD23
3ER
Asking Price: £229,950



+ 3



+ 0



- Sought after Aire Valley village
- Only circa two miles from Skipton
- Generous rear garden
- Affordable three bedroom family home
- Multi-fuel stove
- Dining kitchen
- Long distance views

Including a particularly generous rear garden providing a delightful feature, this affordable three bedroom family sized home enjoys a pleasant position within this highly sought after Aire Valley village only circa two miles from the popular market town of Skipton.



The spacious accommodation includes a cosy front living room with solid fuel stove together with a full width dining kitchen, a modern four piece bathroom and three well planned bedrooms, this well proportioned inner town house represents an excellent opportunity for a growing family and is within easy walking distance of all village amenities including the well regarded local primary school.

The property enjoys long distance views over the village from the rear first floor elevation and also benefits from attractive gardens to both the front and rear. The rear garden provides a particularly appealing feature including a lawn, a decking area with pergola, an out-building and a superb open timber gazebo offering a good degree of privacy and shelter. On street parking is available at the front.

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.



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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 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 also benefits from a railway station providing regular daily services to Leeds, Bradford and beyond.

Equipped with gas central heating together with UPVC sealed unit double glazing, the accommodation comprises in further detail:

GROUND FLOOR

OPEN PORCH

With UPVC sealed unit double glazed front entrance door together with matching side panel leading to:

RECEPTION HALL

With stairs leading off to the first floor incorporating a spindled balustrade together with built-in store cupboard underneath. Central heating radiator.

FRONT SITTING ROOM

15' x 11'4" With UPVC sealed unit double glazed window to the front. Multi-fuel stove set upon a stone hearth incorporating oyster tiled surround. Oak effect laminate flooring. Two wall light points. Central heating radiator.

DINING KITCHEN

21'2" x 10'2" (both maximum) Well appointed with a range of two-tone gloss fronted fitted wall and base units incorporating complementary granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer unit. Built-in electric oven. Four ring gas hob with stainless steel extractor canopy over. Breakfast bar area. Central heating radiator. Plumbing for an automatic washing machine. UPVC sealed unit double glazed patio doors leading to the rear garden together with matching window. Recessed ceiling spotlights. Concealed wall mounted I-Mini gas central heating combination boiler.

FIRST FLOOR

LANDING

With spindled balustrade. Loft hatch with drop down ladder leading to a part boarded loft void equipped with power together with two velux roof windows.

BEDROOM ONE

14' x 10'2" With UPVC sealed unit double glazed window commanding long distance views over the village towards Embsay Crag. Central heating radiator.

BEDROOM TWO

11'7" x 10' With UPVC sealed unit double glazed window. Central heating radiator. Built-in cupboard.

BEDROOM THREE

13'3" x 8'2" (both maximum including bulkhead) With UPVC sealed unit double glazed window. Central heating radiator. Built-in cupboard over the bulkhead.

FOUR PIECE BATHROOM

Equipped with a modern white four piece suite comprising low suite WC, pedestal hand wash basin, a panelled bath and a separate corner shower enclosure housing a stylish multi-jet mixer shower. UPVC sealed unit double glazed window. Recessed ceiling spotlights. Extractor fan. Towel radiator.

OUTSIDE

Street parking is available at the front. The property benefits from a colourful lawned garden frontage together with shared access down a side passageway leading to the rear garden.

To the rear there is a generous and attractive garden providing a very appealing feature including timber decking with pergola adjoining the house with steps leading down to a good sized lawn incorporating raised vegetable/flower beds, a pebbled area, a small out-building, a timber garden shed and a very attractive open timber gazebo benefiting from a good degree of privacy and shelter.

COUNCIL TAX BAND

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

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.

Ref: SBS020426

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





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