



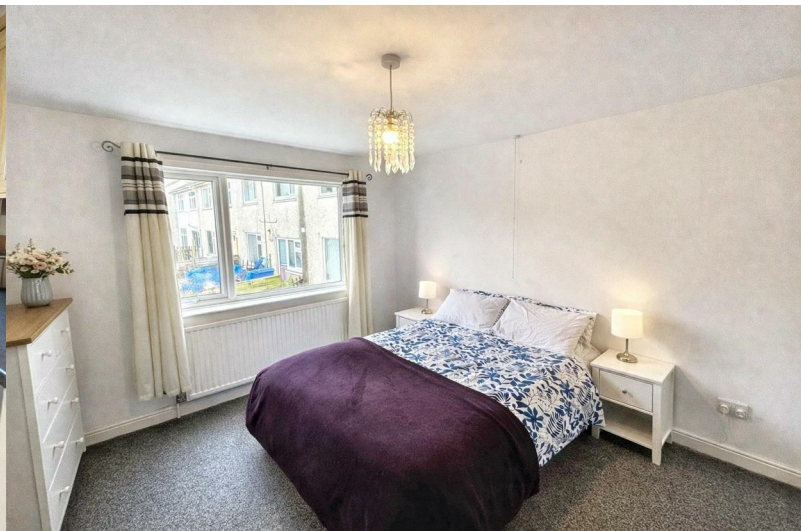
Davies Properties



31 Heather View

Skipton, BD23 2SD

Offers In The Region Of £165,000



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We are delighted to offer for sale this substantial three-bedroom semi-detached family home, situated in a well-established and sought-after residential area of Skipton. The property is currently tenanted but will be sold with vacant possession, ensuring there is no onward chain and allowing for a straightforward purchase.

The accommodation provides well-proportioned living space, briefly comprising an open plan living room, dining area and kitchen to the ground floor, creating a sociable layout ideal for modern family life and entertaining. To the first floor there are three bedrooms along with a family bathroom.

Further benefits include uPVC double glazing and gas central heating throughout. Externally, the property enjoys a block paved driveway to the front providing useful off-road parking, while to the rear there is a low-maintenance patio garden offering an ideal space for outdoor seating and relaxation. The property would be well suited to first-time buyers, families, or investors looking for a home in a desirable location.

Heather View is a pleasant residential setting within the thriving market town of Skipton, often referred to as the "Gateway to the Yorkshire Dales". The area is popular with families due to its close proximity to highly regarded primary and secondary schools, local parks and leisure facilities. Skipton's bustling high street is only a short distance away and offers a wide range of shops, cafés, restaurants and supermarkets, together with the historic Skipton Castle and the Leeds–Liverpool Canal which provide attractive places to walk and explore.

For those needing to commute, Skipton railway station offers regular direct services to Leeds, Bradford and beyond, while the nearby A65 and A59 provide convenient road links across the region. The surrounding countryside of the Yorkshire Dales is also easily accessible, making this location ideal for those who enjoy outdoor pursuits while still benefiting from excellent local amenities.

GROUND FLOOR

Entrance Vestibule

With a uPVC double glazed entrance door and a central heating radiator and stairs ascending to the first floor.

Living Room

10'7" x 14'8" (3.23m x 4.47m)

A well-presented open plan living space featuring laminate flooring, a log burner inset on a stone hearth, a central heating radiator and a uPVC double-glazed window to the rear elevation.

Dining Room

9'8" x 7'10" (2.95m x 2.39m)

With uPVC double glazed windows to the front and side elevations, laminate flooring and a central heating radiator.

Kitchen

9'4" x 8'5" (2.84m x 2.57m)

The kitchen is fitted with a range of matching wall and base units with work surfaces and tiled splashbacks. Appliances include a single electric oven, gas hob with extractor hood over, and an integrated dishwasher. There is also plumbing for a washing machine and a one and a half bowl stainless steel sink. The boiler is neatly housed in a

storage cupboard beneath the stairs. A uPVC double-glazed entrance door provides access to the rear garden, with a further uPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

With a central heating radiator and a uPVC double glazed window to the front elevation and loft hatch.

Bedroom 1

11'5" x 12'3" (3.48m x 3.73m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom 2

9'2" x 6'11" (2.79m x 2.11m)

With a uPVC double glazed window to the rear elevation and a central heating radiator and laminate flooring.

Bedroom 3

5'9" x 10'10" (1.75m x 3.30m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'4" x 5'5" (1.93m x 1.65m)

The bathroom is fitted with a three-piece suite comprising a corner bath with shower over, W/C and vanity sink unit. The room is fully tiled to both walls and floor, and benefits from a chrome heated towel rail and a uPVC double-glazed window to the front elevation.

EXTERIOR

A block-paved driveway to the front provides convenient off-road parking. To the rear, a paved patio creates an ideal outdoor space for enjoying the summer months.

ADDITIONAL INFORMATION

- ~ Tenure: Freehold
- ~ Council Tax Band: A
- ~ Parking: Driveway to the front of the property
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



Road Map



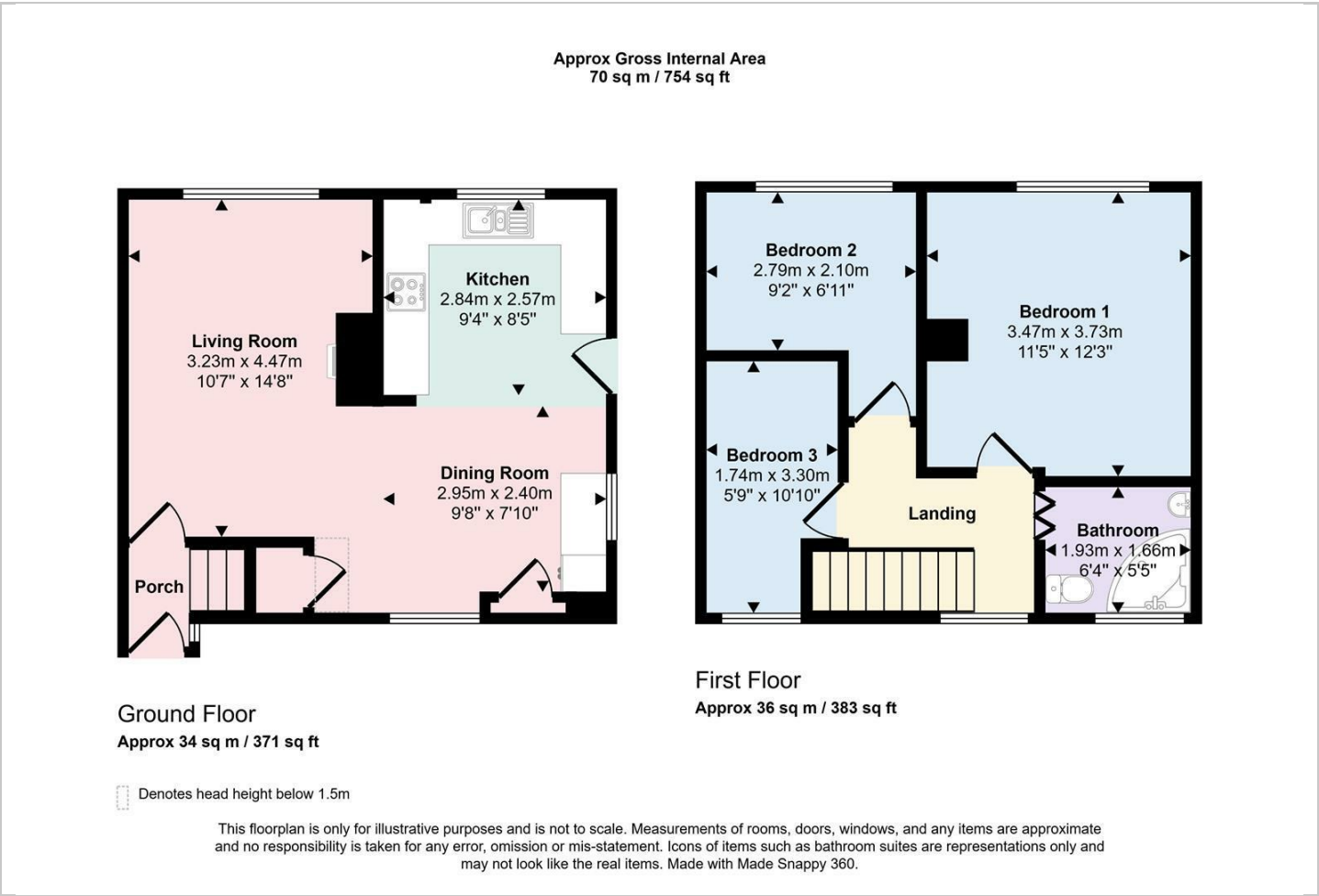
Hybrid Map



Terrain Map



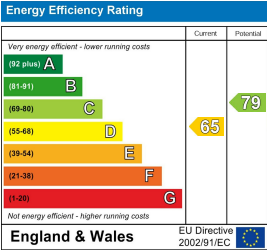
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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