

Lot 26

The Old Post Office, West Road, Skipton, BD23 3DT

GUIDE PRICE: £240,000



**DETACHED FOUR DOUBLE BEDROOM
HOUSE INCORPORATING A FORMER
NEWSAGENTS PREMISES**

This attractive building is located in the highly sought area and tranquil village of Carleton in North Yorkshire. The property consists of an established newsagents within a local community as part of a four bedroom dwelling. The property offers excellent scope to continue as its existing usage or may offer scope for development into separate residential units subject to obtaining any necessary planning consent that may be required. The property is sold with the benefit of vacant possession.

ACCOMMODATION

Shop area: 68.5 sq m

Living accommodation: ground floor: living room, stairs to basement area, dining room, kitchen, WC, first floor landing, four double bedrooms, two bathrooms, loft space, garden to rear with extra storage room.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Craven District Council 01756 700600

Council Tax Band: D

Rateable Value: £1,675

VENDORS SOLICITORS

J S Bhatoa

Patel & Bhatoa

National House

951 Leeds Road

West Yorkshire

BD3 8JB

01274 669023

VIEWING TIMES

By appointment through the Auctioneers