

Clifford Gardens

AREA GUIDE



Carleton Lane,
Skipton,
BD23 3BT

Telephone: 01756 533 008
bellway.co.uk

Bellway



The Leeds to Liverpool Canal

A superbly connected location

A HOME FOR BEAUTIFULLY BALANCED MODERN LIVING

Introducing Clifford Gardens, a new collection of 2 and 3 bed semi-detached homes and 3, 4 and 5 bed detached homes nestled on the outskirts of Skipton town centre. With a range of styles and sizes available, this development is suited to a variety of potential buyers. Families will appreciate the close proximity to well-regarded local schools and

open countryside, whilst professionals can take advantage of the impressive road and rail links into neighbouring towns and cities, including Bradford, Leeds, Huddersfield and Burnley. It also presents an opportunity for first-time buyers to get onto the property ladder, with its enviable location and elements of low maintenance throughout.



Skipton Castle



Green open spaces

Discover an enviable quality of life

A HOME TO ENJOY ALL THIS EXCEPTIONAL SETTING HAS TO OFFER

Conveniently positioned less than two miles from Skipton town centre, Clifford Gardens benefits from a variety of nearby amenities, including a hospital, veterinary centres, post offices, butchers, hairdressers, banks and supermarkets.

Skipton presents residents with a range of dining opportunities, from various coffee shops, bistros and cafes to a choice of pubs serving traditional British fare. There's a wide variety of establishments offering cuisines such as Indian, Italian, Thai, French and Tex-Mex.

Aside from the delicious food on offer the town is home to varied independent services and boutiques, along with a small selection of high-street names. Residents also enjoy the market on the high street three times a week, with an array of traders offering a range of wares.



Local farm shop

More shopping opportunities can be found just one hour away in Leeds, with its choice of shopping centres, retail parks and arcades all lined with various high-street names and designer brands.

Those who like to keep fit can find a range of facilities at Sandylands Sports Centre just a 15-minute walk away, including a gym, plus several indoor and outdoor sports. There's also a 24-hour gym just one mile away.

The development is beautifully positioned against the backdrop of the Yorkshire Dales, with its iconic collection of mountains, hillsides and valleys providing opportunities for walking, cycling, fishing and horse riding.

By car, Burnley is reached within 35 minutes and Bradford within 40 minutes, whilst Huddersfield is approximately 1 hour 12 minutes away. Skipton Station is just a five-minute drive away providing services to Keighley, Saltaire and Carlisle.

Christ Church C of E, Skipton Parish Church C of E and Greatwood Community primary schools are within driving distance. Parents with those starting or in secondary education have the option of The Skipton Academy, whilst Skipton Girls' High School, for ages 11-19, is just a short drive away.

For the independent option, there is Ermystead's Grammar School just a five-minute drive away, welcoming boys aged 11-18.



Skipton town centre



How to find us

