



## Alexandra Court, Skipton, BD23 2RE

Price Guide £199,950

- TWO BED END TERRACE
- NEWLY REFURBISHED
- ADJACENT TO THE LEEDS/LIVERPOOL CANAL
- CLOSE TO EXCELLENT SCHOOLS
- CENTRAL HEATING/DOUBLE GLAZING
- GARDEN AREAS TO FRONT AND REAR
- CHARM AND CHARACTER
- CONVENIENT LOCATION
- READY TO MOVE INTO
- EARLY VIEWING RECOMMENDED

# Alexandra Court, Skipton BD23 2RE

Nestled at the quiet end of a row of traditional stone-built terrace houses lies No. 11, a CHARMING TWO BEDROOM RESIDENCE with additional attic room, spread across THREE INVITING LEVELS. Its SPACIOUS INTERIOR, DELIGHTFUL FRONT GARDEN and ENCLOSED REAR YARD, which seamlessly blends with the scenic Leeds/Liverpool Canal, make it a haven for those seeking tranquility. METICULOUSLY REFURBISHED, this property beckons as a turnkey home awaiting its new owners. A personal viewing is strongly advised to truly grasp the size and quality of this welcoming home.



Council Tax Band: B



## PROPERTY DETAILS

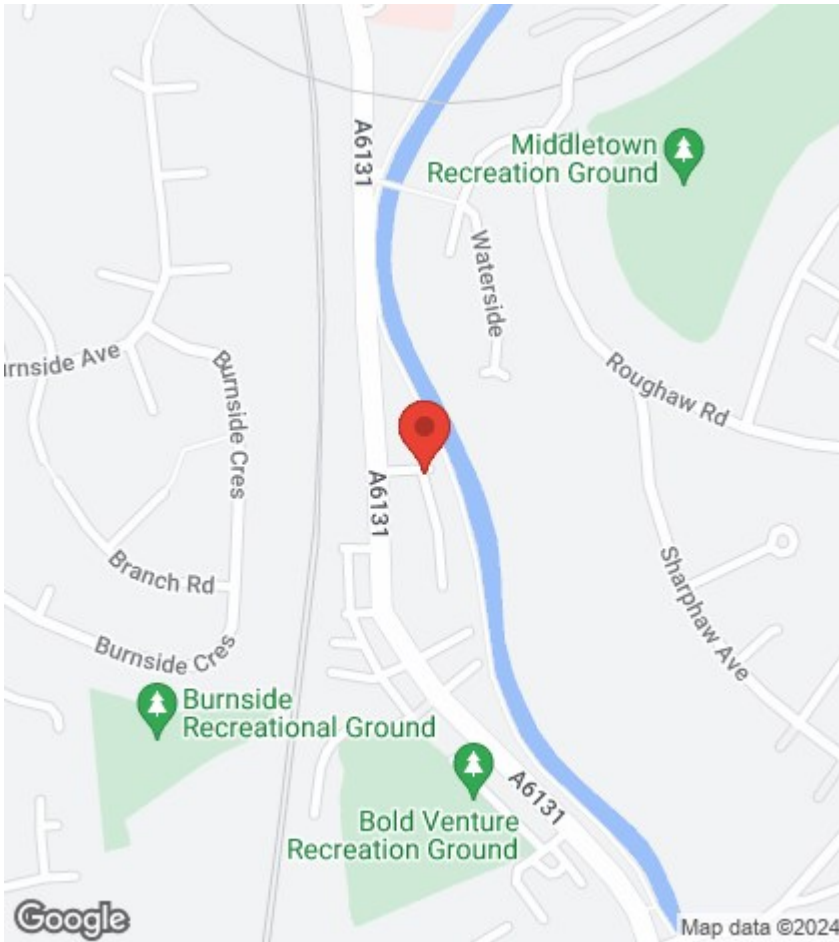
Nestled at the quiet end of a row of traditional stone-built terrace houses lies No. 11, a charming two bedroom residence spread across three inviting levels. Its spacious interior, delightful front garden and enclosed rear yard, which seamlessly blends with the scenic Leeds/Liverpool Canal, make it a haven for those seeking tranquillity. Meticulously refurbished by its owners, this property beckons as a turnkey home awaiting its new owners. A personal viewing is strongly advised to truly grasp the size and quality of this welcoming home.

Upon entering through the front gate, one is greeted by the delightful front garden replete with blossoming cherry tree. The spacious front porch leads into the sitting room, characterized by its ample proportions and a striking feature fireplace with a gas fire, perfect for cosy evenings. Adjacent is the newly installed breakfast kitchen, boasting modern amenities and providing access to the rear yard, ideal for alfresco dining.

Ascending to the first floor reveals the master bedroom, with wall-to-wall mirrored wardrobes. Accompanying it is another well-appointed bedroom and bathroom, offering comfort and convenience. The second floor hosts a charming attic room, featuring a large Velux window that floods the space with natural light, albeit with limited headroom, adding character to the dwelling. The property is centrally heated (boiler having 9 years of the 10 year warranty left) and double glazed.

Outside, the delightful front garden, complete with a timber shed, offers a super sitting area, while the enclosed rear yard provides additional space for outdoor activities or relaxation. Situated on the outskirts of the ever-popular town, with direct access to the Leeds/Liverpool Canal, residents can relish leisurely strolls amidst picturesque surroundings. Skipton's accolade as one of the finest places to reside is evident in its vibrant market town centre boasting an array of amenities, including exceptional schools, quaint cafes, bustling pubs, and exquisite restaurants. Commuting options via bus or train further enhance the appeal of this locale.

For those in search of a home ready for immediate enjoyment, a visit to this exceptional property is highly recommended.



## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

E

