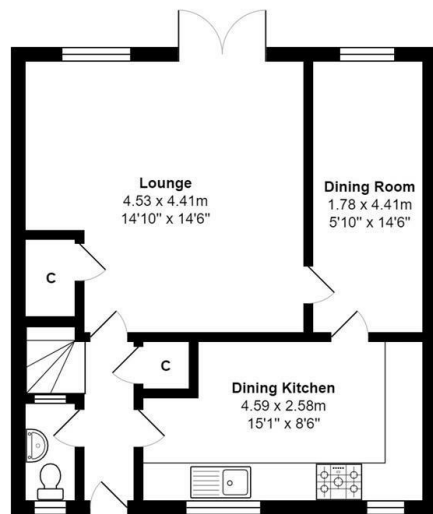




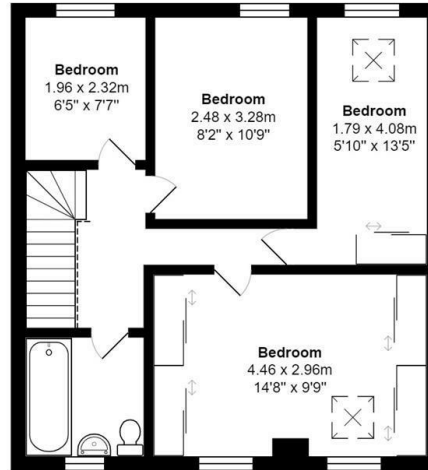
## 17 Drovers Walk, Hellifield, Skipton, BD23 4DW

Asking Price £299,950

- EXTENDED TOWNHOUSE
- ENCLOSED GARDEN TO REAR
- HIGHLY DESIRABLE LOCATION
- CHAIN FREE
- FOUR BEDROOMS
- QUIET CUL-DE-SAC
- IDEAL FAMILY HOME
- OFF ROAD PARKING FOR TWO VEHICLES
- DECEPTIVELY SPACIOUS PROPERTY
- UNDERFLOOR HEATING



Ground Floor



First Floor

Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	