



## Lytham Close, Skipton, BD23 2LF

Asking Price £220,000

- TWO BED SEMI DETACHED
- NO CHAIN
- EXTENSIVE PLOT WITH AMPLE POTENTIAL TO EXTEND
- CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO AMENITIES
- THIRD BEDROOM EASILY REINSTATED
- SINGLE GARAGE
- GARDENS TO THE FRONT, SIDE AND REAR
- ELEVATED POSITION WITH STUNNING LONG-DISTANCE VIEWS
- REALISTICALLY PRICED TO SELL

# Lytham Close, Skipton, BD23 2LF

This WELL-EQUIPPED, TRADITIONAL TWO-BEDROOM SEMI-DETACHED HOUSE (originally a three-bedroom property and easily converted back), is PLEASANTLY SITUATED in a SELECT CUL-DE-SAC within a POPULAR RESIDENTIAL AREA. Offering a GREAT OPPORTUNITY FOR FURTHER DEVELOPMENT (subject to relevant permissions), with its SIDE AND REAR GARDENS ideal for extension. The property also offers a SINGLE GARAGE.



Council Tax Band: C



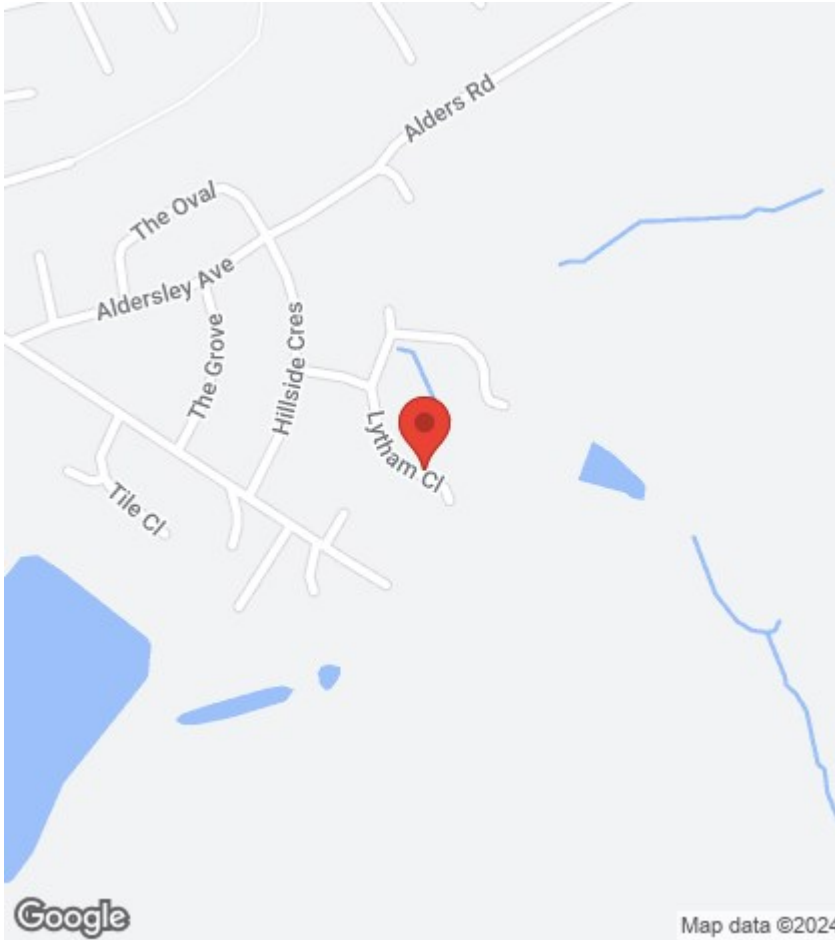
## PROPERTY DETAILS

This well-equipped, traditional two-bedroom semi-detached house (originally a three-bedroom property and easily converted back), is pleasantly situated in a select cul-de-sac within a popular residential area. Offering a great opportunity for further development (subject to relevant permissions), with its side and rear gardens ideal for extension.

Boasting spectacular long-distance views across the valley towards the hills, this attractive property is close to the moors and open countryside, yet only about three-quarters of a mile from Skipton town centre. This convenient location provides easy access to all local amenities. Known as 'The Gateway to the Dales', the historic market town of Skipton offers extensive shopping and recreational facilities, along with excellent primary and secondary schools. The town features a High Street market four days a week and benefits from excellent public transport links, including bus and railway stations.

Featuring gas central heating and UPVC sealed unit double glazing, the property is highly recommended for inspection and comprises in brief; Entrance hallway, open-plan dining/living room and kitchen with ample fitted wall and base units. On the first floor, there are two good-sized double bedrooms, with the spacious master bedroom having the potential to easily be converted back to a third bedroom. Additionally, there is a house bathroom with three-piece suite. Externally, the property offers gardens to three sides along with a single garage. On-street parking is readily available.

With potential for further development, this appealing home set in an elevated position is sure to be popular so early viewing is highly recommended.



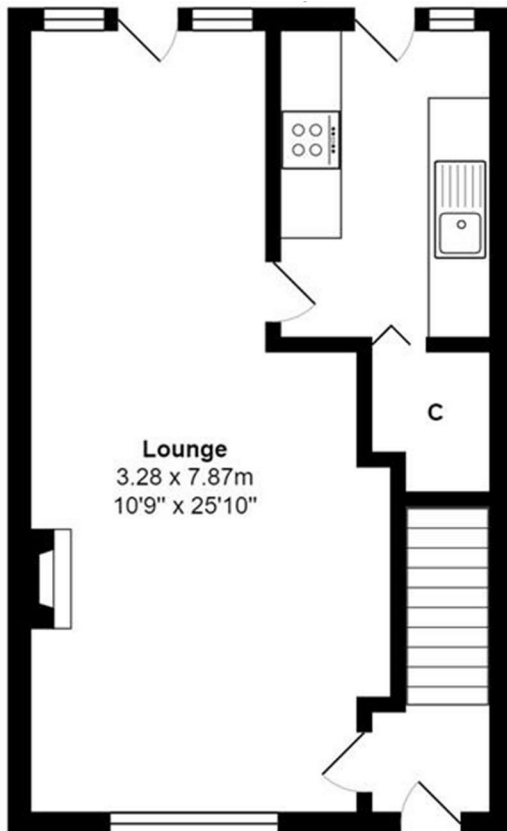
## Viewings

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

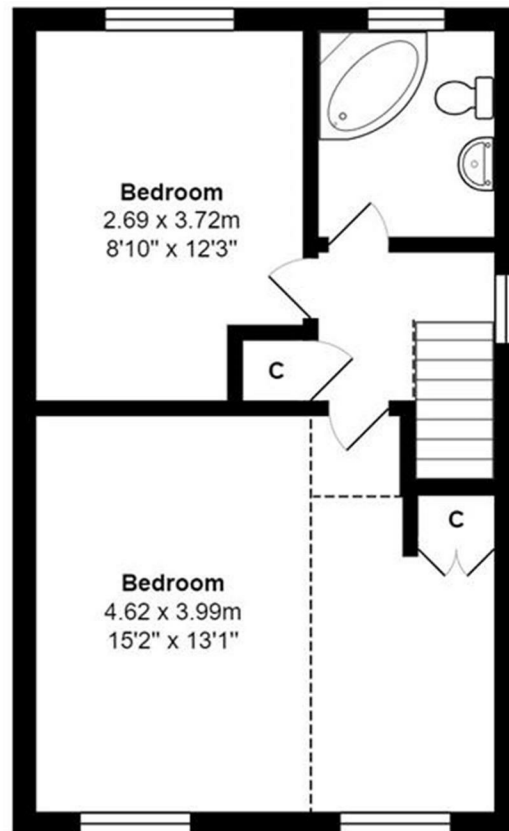
## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 80        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 64                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Ground Floor



First Floor