



## Moorview Way, Skipton, BD23 2TN

**Asking Price £245,000**

- THREE BED SEMI DETACHED
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- GREAT FAMILY SIZED PROPERTY
- GENEROUS ENCLOSED REAR GARDEN
- SOUGHT AFTER AREA
- READY TO MOVE INTO
- CENTRALLY HEATED
- VIEWING A MUST



# Moorview Way, Skipton, BD23 2TN

Nestled within a highly sought-after residential estate stands this EXCELLENT THREE-BEDROOM, SEMI-DETACHED HOUSE. SITUATED ON LEVEL GROUND, it offers EASY WALKING ACCESS TO THE TOWN CENTRE, AMENITIES AND SCHOOLS. Having a PRIVATE DRIVEWAY, NEATLY LAWNED FRONT GARDEN and GENEROUS ENCLOSED REAR GARDEN.



Council Tax Band: C



## PROPERTY DETAILS

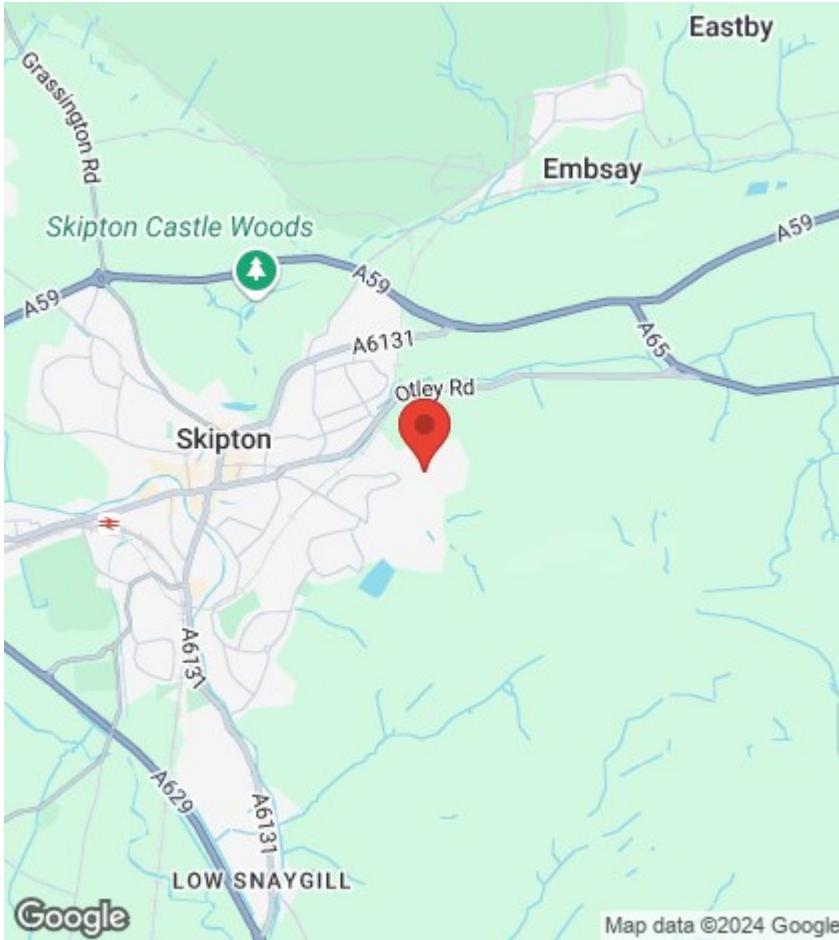
Nestled within a highly sought-after residential estate stands this excellent three-bedroom semi-detached house. Situated on level ground, it offers easy walking access to the town centre, amenities and schools. Over the years, the property has been thoughtfully enhanced, making it an ideal choice for a variety of buyers, including families, those looking to downsize, or couples desiring more space. This move-in-ready home features gas central heating and sealed unit double glazing.

The accommodation briefly comprises; an entrance hall leading to the first floor, a spacious living/dining room with front elevation window having French doors leading to the rear garden and a well-equipped kitchen with direct access to the driveway. On the first floor, you will find three good sized bedrooms and a stylish shower room.

Outside, the property boasts a private driveway providing off-road parking and a neatly lawned front garden. The rear of the house features a generous, enclosed private garden, perfect for family activities or entertaining guests.

Located in the popular market town of Skipton, which has received numerous accolades in recent years, this home caters to residents of all ages. The town offers a fantastic array of excellent schools, shops, bars, restaurants and coffee shops, and is known as the Gateway to the Dales. Skipton also benefits from excellent commuting links, with bus and train services connecting surrounding towns and villages, as well as larger business centres like Leeds, Manchester, and beyond.

For those seeking a superb home in a prime location within walking distance of amenities, this property could be the perfect fit.



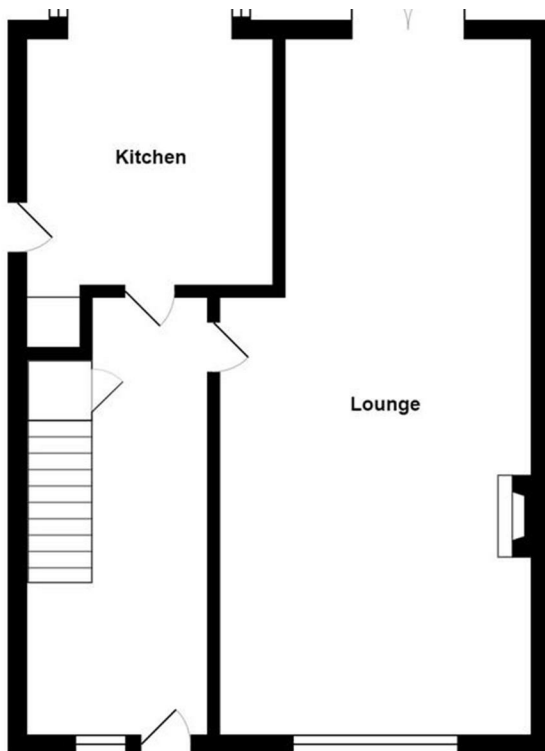
## Viewings

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

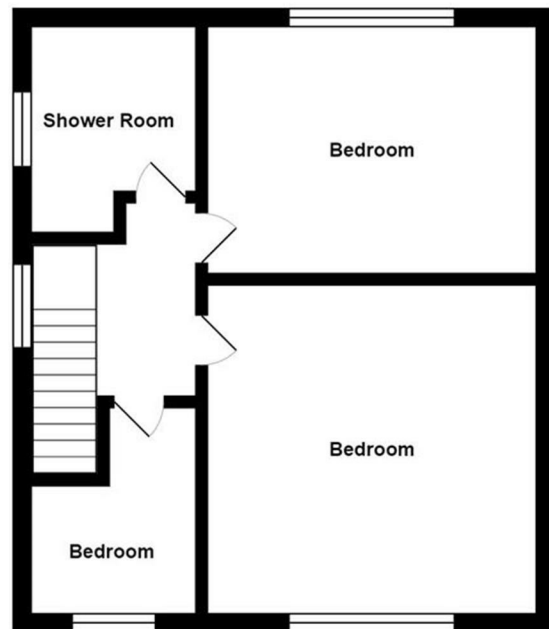
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

All measurements are approximate and for display purposes only