



Pinhaw Road, Skipton, BD23 2SJ

**Asking Price £229,950**

- THREE BEDROOM SEMI DETACHED
- WONDERFUL VIEWS
- CONSERVATORY
- PATIO AREA
- EARLY VIEWING ESSENTIAL
- GARDENS TO FRONT AND REAR
- GROUND FLOOR W.C
- CENTRAL HEATING/DOUBLE GLAZING
- CLOSE TO AMENITIES



# Pinhaw Road, Skipton, BD23 2SJ

This WELL MAINTAINED AND ENHANCED TRADITIONAL THREE-BEDROOM, SEMI-DETACHED HOME enjoys a SOUGHT-AFTER, SLIGHTLY ELEVATED POSITION, offering WONDERFUL LONG-DISTANCE VIEWS over the countryside and moors to the front, whilst offering further open views to the rear over the park. With gardens to front and rear this property is priced very competitively and early viewing is recommended.



Council Tax Band: B



## PROPERTY DETAILS

This well maintained and enhanced traditional three-bedroom, semi-detached home enjoys a sought-after, slightly elevated position, offering wonderful long-distance views over the countryside and moors to the front, whilst offering further open views to the rear over the park.

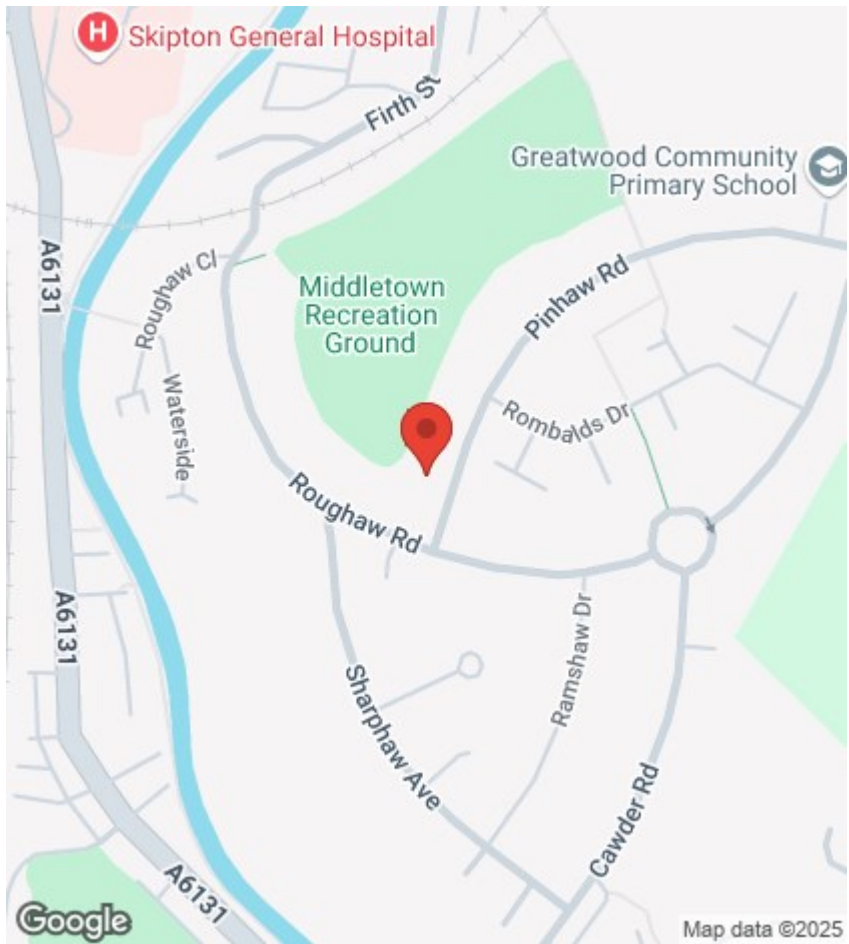
Immaculately presented and thoughtfully equipped, this charming property is surrounded by attractive, low-maintenance gardens extending to three sides. Additional benefits include a home office and three useful outbuildings within the garden.

The accommodation, featuring gas central heating and UPVC sealed unit double glazing, begins with an inviting entrance hall leading to a stylish living room, complete with a striking multi-fuel stove. The dining room opens into a spacious conservatory, which overlooks the private, sun-filled rear garden. The well-appointed breakfast kitchen is fitted with sleek white-fronted units and integrated appliances, complemented by a side entrance hall, utility room, and a convenient cloakroom/W.C.

Upstairs, three well-proportioned bedrooms enjoy superb long-range views, while the family bathroom is fitted with a modern white suite, including a shower over the bath. The enclosed gardens are designed for easy upkeep and offer multiple delightful seating areas, along with a charming pond.

Conveniently situated just three-quarters of a mile from Skipton town centre; known as the 'Gateway to the Dales,' Skipton is a historic market town surrounded by stunning countryside, offering an excellent range of shops, amenities, and recreational facilities, as well as outstanding primary and secondary schools.

Early viewing is highly recommended to fully appreciate this exceptional home.



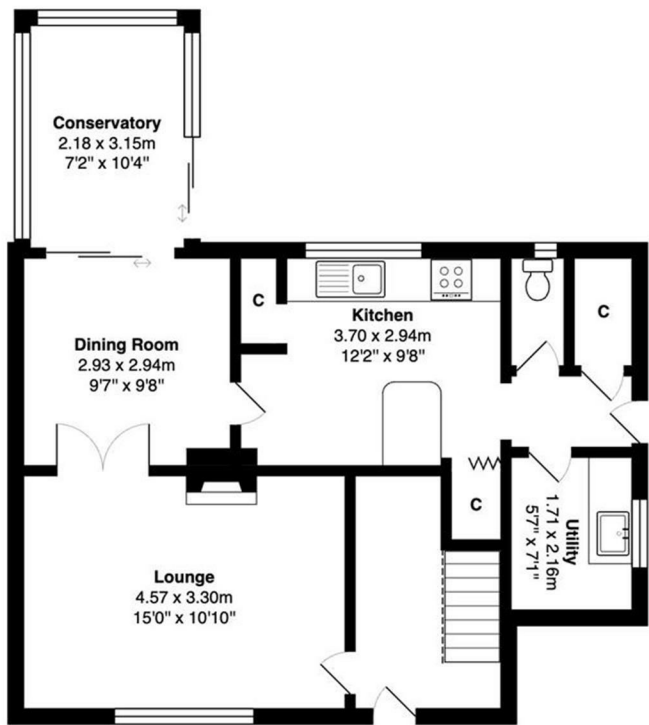
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

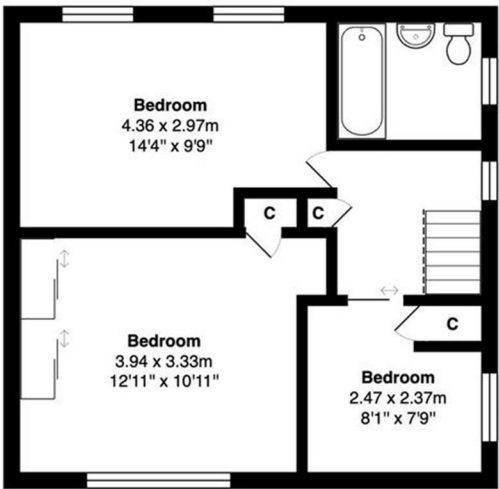
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	84
(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		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total Area: 102.1 m<sup>2</sup> ... 1099 ft<sup>2</sup>

All measurements are approximate and for display purposes only