



**19 LONG MEADOW, SKIPTON**  
**£310,000**







## 19 LONG MEADOW, SKIPTON, BD23 1BH

Very well appointed 3 bedroom semi detached house located within a popular residential area on the edge of town approximately a quarter of a mile from the High Street and the town's amenities.

Decorated and presented to a high standard throughout with majority upvc double glazed windows and gas fired central heating.

Good sized family home with side driveway parking, detached garage and manageable private rear gardens.

Spacious well planned accommodation comprising entrance hallway with cloakroom/WC off, large lounge, dining room, fitted kitchen with appliances and a double bedroom to the ground floor. Master bedroom with en suite bathroom, house shower room and third bedroom to the first floor.

Available for immediate occupation with no onward chain. Well worthy of internal inspection to fully appreciate the size, quality of the fixtures and superb position on the Greenacres estate.

Skipton is a popular market town, the gateway to The Dales with good transport links to Leeds, London etc.

### ACCOMMODATION COMPRISES:

#### Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom/WC, Bedroom 2.

#### First Floor

Landing, 2 Bedrooms, En Suite Bathroom, Shower Room.

#### Outside

Foregarden, Driveway, Garage, Enclosed Rear Garden.

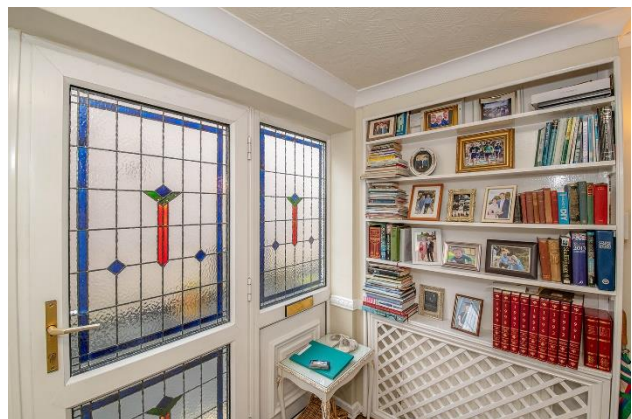
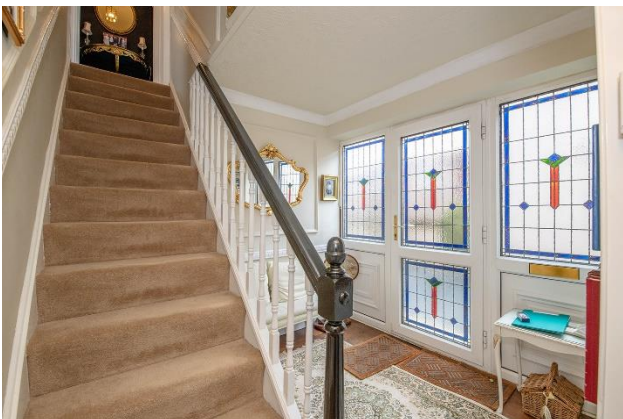
### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

9'7" x 8'7" (2.92 x 2.61)

Upvc leaded and stained glass external entrance door and side panels, book shelves, covered radiator, staircase to the first floor, dado rail, coved ceiling. Lobby access to bedroom 2 and cloakroom.





### **Cloakroom/WC:**

5'6" x 2'9" (1.67 x 0.83)

WC, wash hand basin, upvc double glazed window.

### **Lounge:**

10'6" x 17'0" (3.20 x 5.12)

Superb room with panelled walls, upvc double glazed leaded double doors and side panels to the front with access to the garden, flame effect gas fire in ornate wood fireplace with marble inset and hearth, radiator, coved ceiling, dado rail, double doors to the dining room, access to the kitchen.



### **Dining Room:**

7'10" x 9'5" (2.38 x 2.87)

Double glazed patio door with access to the rear garden, panelled walls, dado rail, coved ceiling.



### **Kitchen:**

8'1" x 12'5" (2.46 x 3.78)

plus 4'2" x 3'0" (1.27 x 0.91)

Range of modern kitchen base units with complementary worksurfaces, wall units, built in Electrolux electric oven, Hotpoint electric hob, extractor hood, breakfast bar, 1 ½ bowl stainless steel sink with mixer tap, plumbing for dishwasher, built in fridge, plumbing for washing machine, upvc double glazed leaded window, boarded ceiling, tiled floor, recessed spotlights, radiator.







### **Bedroom 2:**

7'6" x 12'6" (2.28 x 3.81) plus lobby 2'8" x 3'0" (0.81 x 0.91)

Double bedroom, timber double glazed window with aspects over the rear garden, covered radiator, coved ceiling.



### **FIRST FLOOR:**

#### **Landing:**

Access to 2 bedrooms and house shower room.

#### **Bedroom 1:**

12'7" x 14'6" (3.83 x 4.42)

Large double bedroom, upvc double glazed dormer window, range of built in wardrobes, coved ceiling, radiator, dado rail, double doors to en suite bathroom.



#### **En Suite Bathroom:**

9'3" x 6'2" (2.81 x 1.88)

3 piece white bathroom suite comprising jacuzzi bath, pedestal wash hand basin, WC, upvc double glazed dormer window, covered radiator, dado.







### House Shower Room:

10'7" x 4'6" (3.22 x 1.37)

Large shower enclosure with shower off the system, WC, pedestal wash hand basin, upvc double glazed window, loft access, eaves storage housing gas fired central heating boiler, tiled walls to dado, tiled floor, heated towel rail/radiator, large bulkhead store cupboard, access to bedroom 3.



### Bedroom 3:

6'0" x 10'8" (1.82 x 3.25)

Upvc double glazed dormer window, radiator, eaves storage, shelves.



### OUTSIDE:

#### Foregarden:

Paved area, rockery, mature shrubs, steps.



#### Side:

Driveway access to garage.







### Rear:

Garage with up and over door, power, and light. Private rear enclosed garden laid to hard landscaping, Pergola, decked sitting area.



### Directions:

Enter the Greenacres estate off the main road from the bypass, go right on Regent Road then left onto Long Meadow, number 19 is located on the lefthand side. A for sale board is erected.

### Tenure:

Freehold with vacant possession on completion

### Services:

All mains services are connected to the property.



### Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

### Purchase Procedure:

If you would like to make an offer on this property then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.



**N.B.**

The property is owned by somebody who is related to a member of staff at Neil Wright Associates Ltd.

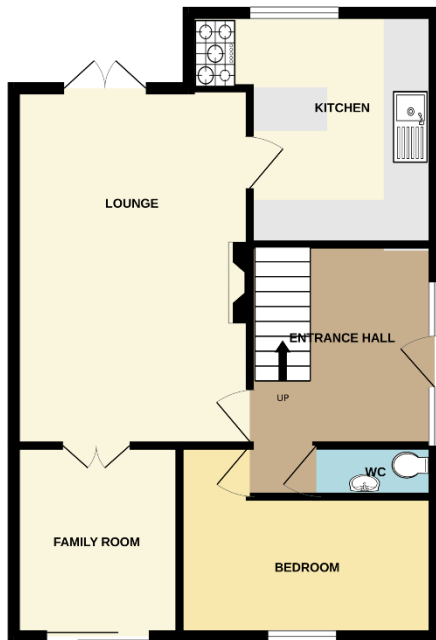
**Local Authority:**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

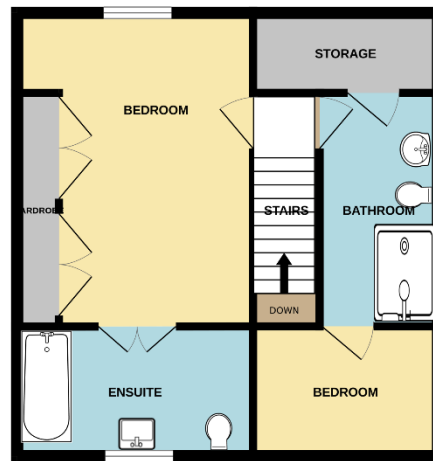
Council Tax Band 'D'

19 Long Meadow SKIPTON BD23 1BH		Energy rating <b>C</b>
Valid until 28 February 2034	Certificate number 1500-7484-0322-5324-3243	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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