



Meadow Rise | Skipton | BD23 1BT

Asking price £265,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



3 Meadow Rise |  
Skipton | BD23 1BT  
Asking price £265,000

A sizeable three bedroomed detached bungalow occupying a generous plot that features level gardens to the front and rear, garage and ample off-street parking.

- Three Bedrooms
- Generous Living Space
- Level Gardens To The Front And Rear
- Garage & Driveway

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Porch

6'2 x 4'0 (1.88m x 1.22m)

Accessed via glazed double doors and including a door that leads out to the rear garden as well as a glazed door that leads to:

#### Entrance Hall

Including useful recessed store cupboards and a hatch leading to the loft.

#### Living Room

19'2 x 12'11 (5.84m x 3.94m)

A spacious living area featuring a gas fire with tiled hearth, laminate wood flooring and a window to the side elevation.

#### Dining Area

7'10 x 7'10 (2.39m x 2.39m)

Adjoining both the kitchen and living room and including a window to the side elevation.





Nestled within a well-established residential area, this attractive home is within easy reach of the town centre and train station as well as scenic walks around Skipton Castle Woods.



### **Kitchen**

11'2 x 7'0 (3.40m x 2.13m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include provision for an oven, space for a fridge/freezer and plumbing for a washing machine.

### **Conservatory**

17'3 x 8'2 (5.26m x 2.49m)

With oak flooring and windows to three sides as well as a glazed roof. French doors open onto a paved seating area.

### **Bedroom**

12'2 x 9'7 (3.71m x 2.92m)

A generous double bedroom with laminate wood flooring and an outlook over the front garden.

### **Bedroom**

10'4 x 9'0 (3.15m x 2.74m)

A further double bedroom with a window to the front elevation.

### **Bedroom**

9'8 x 7'7 (2.95m x 2.31m)

Enjoying an outlook over the well-planted side garden.

### **Bathroom**

7'2 (max) x 6'6 (2.18m (max) x 1.98m)

Including a bath with shower over, hand wash basin and w.c.

### **Outside**

#### **Garage**

16'6 x 8'10 (5.03m x 2.69m)

Accessed either via an up and over door from the driveway or via a single door from the rear garden, with light and power.

#### **Front Garden**

A low-maintenance gravelled front garden with mature shrubs.

#### **Rear Garden**

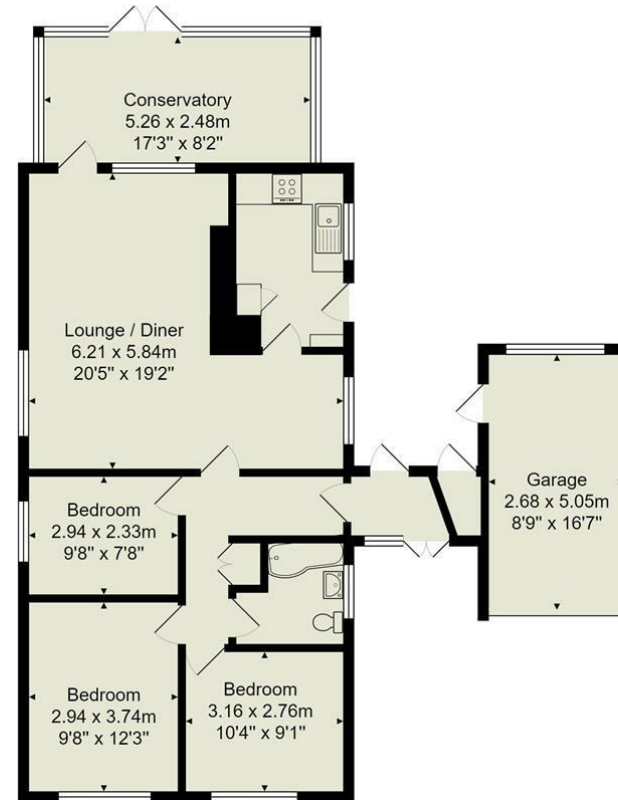
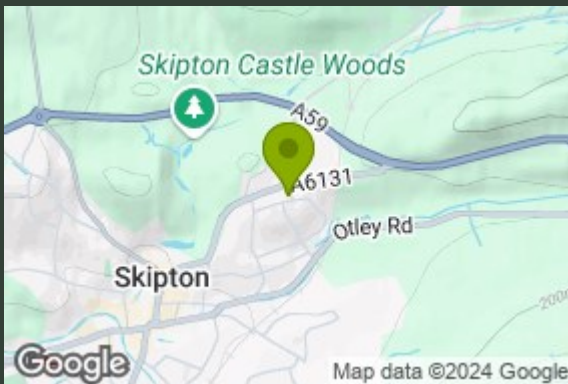
A pleasant West facing rear garden featuring three paved seating areas, elevated lawn bordered by colourful flower beds, useful garden store and a shed.

#### **Driveway**

A tarmacadam driveway provides off-street parking.

#### **Tenure**

Freehold.

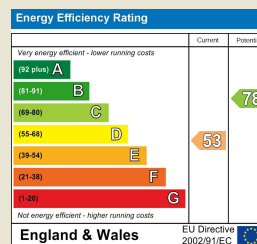


Total Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>