



Lindley Moor Avenue, , BD23 6XD

£419,995

PRICE REDUCED & £12,000 of upgrades & extras. Brand new detached house located on the edge of a new development with open aspect and woodland to the side. Impressive upgraded dining kitchen with integrated appliances & island unit plus contemporary Villeroy & Boch bathroom, en suite & WC.



# 12 Lindley Moor Avenue, Skipton, BD23 6XD

We are delighted to offer for sale this brand new detached house with open aspect and woodland to the side, being one of the last remaining plots on this popular development located on the edge of the popular market town of Skipton with its impressive amenities and transport links, OFSTED 'Good' schools plus Gateway to the Dales status. As a brand new home the property will benefit from a 2 year builder warranty plus a 10 year New Build Structural Warranty.

The property benefits from Hive controlled gas central heating, solar panels plus PVCu double glazing. There is an impressive upgraded dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of note in this high specification house include French doors to the rear, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with newly fitted flooring and carpets throughout.

To the ground floor is an entrance hall, lounge, dining kitchen plus WC. There are 3 bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

Externally there are 2 parking spaces plus an electric vehicle charging point. The gardens have been landscaped with patio area plus lawn and an external tap.

Tenure - Freehold  
Estate Management Fee - £242 pa  
Council Tax - To be confirmed

The property comprises.

## GROUND FLOOR

### Entrance Hall

With luxury flooring and entrance mat well. Access to store.

### Lounge 15'6" x 9'10" (4.73m x 3.00m)

With fitted carpets.

### Dining Kitchen 18'4" x 13'3" (5.61m x 4.04m)

Having a comprehensive range of upgraded wall and base units with complimenting laminate worktops and upstands plus a glass splash back plus island unit with breakfast bar. Having Bosch double oven, microwave, induction hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, luxury flooring and French doors to rear.



### WC 6'11" x 3'1" (2.11m x 0.95m)

Having Villeroy & Boch sanitary ware with tiling, chrome ladder radiator, tiling and luxury flooring.



## FIRST FLOOR

### Landing

With fitted carpets. Access to store.

### Bedroom 1 13'6"(max) x 9'7" (4.14m(max) x 2.93m)

With fitted wardrobes and carpets.



### En Suite 7'7" x 5'11" (2.33m x 1.82m)

With Villeroy & Boch sanitary ware, having a double shower with rainfall head and handset plus vanity basin chrome ladder radiator, recessed spot lights plus wall and floor tiling.

### Bedroom 2 13'0" x 9'7" (3.97m x 2.93m)

With fitted carpets.



### Bedroom 3 13'3"(max) x 8'7"(max) (4.04m(max) x 2.63m(max))

With fitted carpets.

### Bathroom 7'8" x 5'5" (2.35m x 1.67m)

Having Villeroy & Boch sanitary ware with follow me handset to bath, vanity basin, chrome ladder radiator, tiling, floor tiling and recessed spot lights.



## EXTERNAL

Externally there is a double driveway plus an electric vehicle charging point. The gardens have been landscaped with patio area plus lawn and an external tap.



