



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SIGNIFICANTLY IMPROVED & BEAUTIFULLY
PRESENTED 2 BEDROOMED TERRACED HOUSE SITUATED
IN A POPULAR RESIDENTIAL AREA CLOSE TO THE
TOWN CENTRE**



**4 ERMYSTED STREET
SKIPTON**

Recently the subject of comprehensive modernisation and improvement throughout, this picture-perfect terraced house provides ready-made accommodation to suit a variety of purchasers, briefly including a Hallway, 2 Reception Rooms, a Kitchen extension, 2 Double Bedrooms and a large House Bathroom.

The property is **pleasantly located on a quiet street but also within short walking distance of the centre of this extremely popular town**, well known for its award-winning High Street and providing an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.

PRICE: £225,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Immaculately presented with no further expenditure required, the property is thoroughly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Half glazed composite entrance door to:

HALLWAY: 14'5" x 3'3" with Oak laminate flooring and attractive plaster archway.

SITTING ROOM: 11'5" x 10'9" with feature fireplace (disused) with flagged hearth, wall TV point and coved ceiling.



DINING ROOM: 15'2" x 13'3" with Oak laminate flooring, feature open fireplace with flagged hearth (suitable for a stove) and useful under stairs store cupboard.



KITCHEN: 9'8" x 7'0" with wall and base units in white gloss with worktops over, 4 ring gas hob & oven with extractor hood over, integrated fridge & freezer, stainless steel sink unit, washer plumbing, part tiled walls, Oak laminate flooring, composite door to the rear yard and cupboard housing the GlowWorm combination boiler.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: 6'0" x 7'6".

BEDROOM 1: 15'2" x 10'9" with built-in wardrobe with fitted shelf & rail.



BEDROOM 2: 13'5" x 7'3".

BATHROOM: 10'1" x 7'2" with 3 piece suite comprising bath with tiled panel & shower over with glass screen, low suite w.c, pedestal wash hand basin, chrome ladder radiator, tiled floor, half tiled walls, extractor fan, ceiling downlights and window with frosted glass.



TO THE OUTSIDE

There is a flagged yard to the rear with a useful bike store, enclosed by high level stone walls and a timber gate.

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SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band B.

POST CODE: BD23 2HA

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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