



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PROPORTIONED 2 BEDROOMED TERRACED HOUSE WITH A GOOD-SIZED REAR YARD WITHIN COMFORTABLE WALKING DISTANCE OF THE TOWN CENTRE**



**35 ROWLAND STREET  
SKIPTON**

**Ideally located within short walking distance from the bustling high street of the historic market town of Skipton, this terraced house is constructed in coursed Yorkshire stone with corbelled eaves and a blue slate roof, being sensibly priced, ready for immediate occupation and offered with no forward chain.**

The accommodation briefly comprises: a generous Sitting Room, Kitchen with access to the rear yard, 2 Double Bedrooms and a good sized Bathroom, served by full uPVC double glazing & doors and a modern Worcester combination boiler.

**PRICE: Offers in excess of £145,000 –  
NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



**Skipton, often referred to as “the gateway to the Yorkshire Dales” is a thriving market town, steeped in history and having one of the most complete and best preserved medieval castle’s in England.**

**The town provides a wide variety of shops and amenities, country walks and an excellent choice of schools including Skipton Girls High and Ermysted’s Grammar.**

### **TO THE GROUND FLOOR**

uPVC entrance door to:

**SITTING ROOM:** 15’7” x 12’6” with storage cupboards and arched recess to the side of the chimney breast.

**KITCHEN:** 13’0” x 7’2” with range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, oven & 4 ring electric hob with stainless steel extractor hood over, space for tall fridge freezer, washer plumbing, laminate floor, half glazed uPVC rear door, useful understairs store cupboard and enclosed staircase to the first floor.



### **TO THE FIRST FLOOR**

**LANDING:** with roof void access.

**BEDROOM 1:** 12’7” x 8’0”.

**BEDROOM 2:** 12’11” x 7’2” with storage recess/wardrobe over the stairs.

**BATHROOM:** 9’6” x 7’1” comprising panelled bath with thermostatic shower over & glass screen in part tiled walls, low suite w.c, pedestal wash hand basin, store cupboard housing the Worcester combination boiler, Vinyl flooring and frosted uPVC window.

**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 OUTSIDE**

There is a good sized yard to the rear with access to a cobbled street.

Street parking is available to the front.

**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.

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





**POST CODE: BD23 2DU**

**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.

**PRICE: £145,000**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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