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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MUCH IMPROVED & BEAUTIFULLY PRESENTED
PERIOD TERRACED HOUSE SITUATED IN A POPULAR
RESIDENTIAL AREA CLOSE TO THE TOWN CENTRE**



20 WARD STREET SKIPTON

Containing a blend of original character features and modern home improvements, this picture perfect bay fronted terrace provides ready-made accommodation to suit a variety of purchasers, briefly including: a Hallway, 2 Reception Rooms, an open plan extended Kitchen and a Utility; being complemented by 2 Double Bedrooms, a generous Bathroom and a converted Attic which could form a Dressing Room or Home Office.

Ward Street is pleasantly located in a quiet area 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: £245,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



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

TO THE GROUND FLOOR

Original panelled door with coloured & leaded glass to:

HALLWAY: 14'2" x 3'2" with exposed floorboards, picture rail, attractive plaster archway and staircase to the first floor.



SITTING ROOM: 12'2" x 13'10" (into splay bay window) with exposed floorboards, feature fireplace with solid fuel stove on stone hearth with red brick interior & timber mantel, picture rail and coved ceiling.



DINING ROOM: 15'8" x 12'0" with high quality flooring, ceiling downlights, picture rail, fitted cupboards housing the combination boiler, deep understairs store and open plan layout to:

KITCHEN: 10'0" x 8'0" with matching flooring, range of units with Quartz worktops over, stainless steel sink & drainer, 4 ring gas hob with splashback & concealed extractor hood over, eye level oven & grill, part tiled walls, ceiling downlights and part glazed uPVC door to the rear.

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: 7'9" x 5'7".

BEDROOM 1: 15'9" x 10'8" a generous double room with 2 windows to the front, fitted wardrobe and enclosed staircase to the second floor.



BEDROOM 2: 12'1" x 7'9".



BATHROOM: 9'4" x 7'9" with 3 piece suite comprising panelled shower bath with dual head attachments & curved glass screen, low suite w.c, wash hand basin in vanity unit, chrome ladder radiator, part tiled walls, Oak effect laminate flooring, extractor fan, airing cupboard and window with frosted glass.

TO THE SECOND FLOOR

ATTIC / DRESSING ROOM: 14'0" x 9'4" (plus range of bespoke fitted cupboards to the eaves) with dressing table, further fitted cupboards, central heating radiator and 2 large Velux windows with far reaching hilltop views.

TO THE OUTSIDE

There is a small foregarden containing established lavender, shrubs & plants.

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The rear is flagged in Indian slate enclosed by stone walls with half moon tops and a timber gate. There is external access to a useful **UTILITY: 8'4" x 5'0"** with base units, worktops, stainless steel sink & drainer, washer plumbing, space for dryer, Vinyl flooring and window with frosted glass.



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 2EY

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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