



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A LARGER THAN AVERAGE 3 BEDROOMED TERRACE  
SITUATED IN A POPULAR AREA OF SKIPTON OVERLOOKING  
THE LEEDS LIVERPOOL CANAL**



**8 BOLD VENTURE STREET  
SKIPTON**

Conveniently situated within short walking distance of Skipton's award winning High Street, this well presented family home is slightly wider than an average terrace with the accommodation including 3 well proportioned Bedrooms, a modern Bathroom suite, a generous Sitting Room with a solid fuel stove and an upgraded Dining Kitchen, also including a useful Cellar with natural light & full head height.

The popular market town of Skipton is often referred to as "The Gateway to The Dales" but is also very well connected via rail links to the larger cities of Leeds & Bradford and benefits from having the outstanding Ermysted's Grammar & Skipton Girls High School.

**PRICE: £199,950**

**Tel: 01535 637333**

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

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



**Having easily maintained gardens to the front & rear and lovely views over the canal,** the property in detail comprises:

### **TO THE GROUND FLOOR**

Half glazed uPVC door to:

**VESTIBULE:** with laminate flooring and multi-paned inner door to:

**SITTING ROOM:** 15'10" x 14'3" with solid fuel Dunsley stove in feature fireplace, wall light points to 2 alcoves and open staircase to the first floor.



**DINING KITCHEN:** 12'9" x 11'5" with range of wall & base units, Oak effect worktops, 1½ bowl stainless steel sink unit & drainer, eye level double oven/grill, 4 ring electric hob with contemporary extractor hood over, integrated slimline dishwasher, fridge freezer, ceiling downlights, laminate flooring, part tiled walls and generous dining area with access to cellar and half glazed uPVC door to the rear.

**CELLAR:** 12'7" x 11'9" with full head height, power and window providing natural light.

### **TO THE FIRST FLOOR**



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





**LANDING:** 16'0" x 10'0" (max 'L' shape) with useful study area and window with views over the canal.

**BEDROOM 1:** 10'5" x 10'4" (plus fitted wardrobe) with lovely canal views.



**BEDROOM 2:** 10'3" x 8'11" (max).

**BEDROOM 3:** 11'3" x 6'9".



**BATHROOM:** 7'10" x 6'0" with modern suite comprising dual head shower over panelled bath with folding screen, low suite w.c, bracket wash basin in vanity unit, airing cupboard, half tiled walls, Vinyl flooring, ceiling downlights and extractor fan.

### **TO THE OUTSIDE**

The front is majority astroturfed for ease of maintenance enclosed by half stone walls and an iron gate.

The rear has been re-flagged and is enclosed by stone walls and a timber gate. There is also a useful external store.

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

**SERVICES:** Mains water, drainage and electricity are connected to the property. The heating is from electric radiators. 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.

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

**POST CODE:** BD23 2QU

**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:** £199,950

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

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