



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A CLEVERLY DESIGNED SEMI-DETACHED HOME WITH
VERSATILE LIVING SPACE INCLUDING A DOUBLE BEDROOM &
BATHROOM ON EACH FLOOR LEVEL SITUATED ON A
SOUGHT-AFTER NEW DEVELOPMENT BY
MESSRS SKIPTON PROPERTIES**



2 ROWAN CLOSE SKIPTON

Recently constructed by Messrs Skipton Properties, an award winning family firm who have established a superb reputation for building high quality houses in the local area; this beautifully presented semi-detached house occupies a choice plot, enjoying an enviable elevated aspect from gardens on the south west side and benefitting from a double width block paved drive to the front.

The thoughtfully designed accommodation includes a welcoming Hallway, ground floor Bathroom & Double Bedroom and a superb open plan Sitting Room, Dining Area & Kitchen with doors to the rear garden; complemented by a large first floor Master Bedroom and a contemporary Shower Room.

PRICE: £315,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The Alders development is **pleasantly located in a quiet area towards the edge of the town but is also within walking distance of the centre of Skipton, locally known as 'The Gateway to the Dales' with an award-winning High Street and providing an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.**

Including high quality floor coverings & fitted blinds, the property is offered with no forward chain and in detail comprises:

TO THE GROUND FLOOR

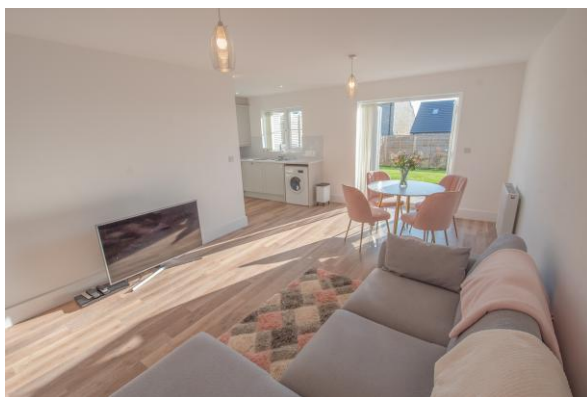
Part glazed composite door to:

HALLWAY: 13'10" x 6'7" with Karndean flooring and open staircase to the first floor with deep store under.



BEDROOM 2: 12'0" x 11'0" with Karndean floor and views towards Embsay Crag.

BATHROOM: 7'1" x 5'7" with panelled bath with shower over and glass screen, low suite w.c, bracket wash hand basin, chrome ladder radiator, Karndean flooring, ceiling downlights, extractor fan and window with frosted glass.



LIVING ROOM & DINING KITCHEN: 20'7" x 19'0" (max L-shaped) with Karndean flooring, lovely open plan space with glazed uPVC doors to the garden.

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



KITCHEN AREA: with wall and base units, stylish worktops, 1½ bowl stainless steel sink unit and drainer, Zanussi integrated appliances including oven and four ring gas hob with stainless steel extractor hood over, dishwasher and fridge/freezer, Indesit washing machine, part tiled walls and cupboard housing the Ideal Logic combination boiler.



TO THE FIRST FLOOR

LANDING: 6'5" x 4'1" with deep fitted cupboard.

MASTER BEDROOM: 19'4" x 12'2" (into dormer style window) with views towards Embsay Crag and 2 Velux windows (with black out blinds) to the rear with far reaching views.



SHOWER ROOM: 7'0" x 6'0" with tiled shower enclosure with dual heads, low suite w.c, bracket wash hand basin, chrome ladder radiator, Karndean flooring and Velux window.

TO THE OUTSIDE

There is a double block paved driveway to the front providing excellent on-site parking with an electric car charging point. The rear is part flagged and majority lawned enclosed by secure high level panelled fencing; the whole enjoying a lovely aspect on the south west side.

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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.

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

MAINTENANCE CHARGE: The management company service charge is approximately £73.16 per year.

WARRANTY: There is the remainder of a 10 year LABC warranty.

COUNCIL TAX BAND: Band C.

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.

POST CODE: BD23 2LS

PRICE: £315,000

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

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