



**47 OTLEY ROAD  
SKIPTON**



**A WELL PRESENTED 3 BEDROOMED SEMI-  
DETACHED FAMILY HOME WITH IMPROVED  
LANDSCAPED GARDENS SITUATED ON THE  
SOUGHT AFTER REGENTS ESTATE IN  
SKIPTON**

**PRICE: £365,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333    [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







Traditionally constructed in the 1930's and still retaining lovely original features including panelled doors with stained & leaded glass windows, this impressive semi-detached family home has also been the subject of modernisation throughout and now briefly comprises: a Hallway with Cloakroom, Sitting Room with a solid fuel stove and a superb open plan Living / Dining Kitchen, being complemented by 3 first floor Bedrooms and a stylish Bathroom suite.

Externally the property has the advantage of private driveway parking and the rear garden has recently been landscaped to include a child friendly lawn and a generous flagged patio.

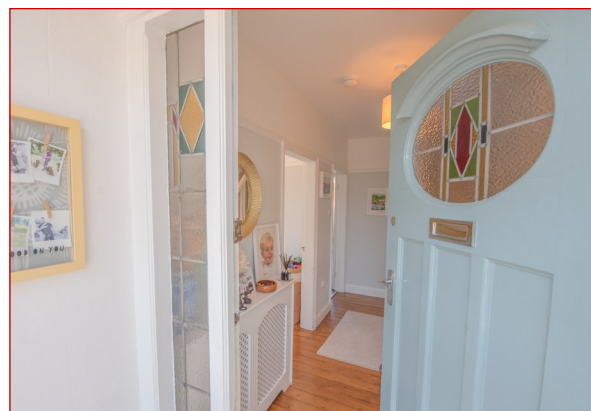
Regents is located within a 10 minute level walk of the centre of the busy & popular market town of Skipton, known for providing an excellent range of pubs, bars & eateries, whilst still having a traditional High Street market, a medieval castle and a choice of highly regarded schools including Skipton Girl's High & Ermysted's Grammar.

Highly recommended for closer inspection, the property in detail comprises:

Half glazed uPVC door & side windows to:

**PORCH** 5'4" x 2'8" with tiled floor and original inner door with stained & leaded glass to:

**HALLWAY:** 12'6" x 5'10" with attractive exposed floorboards and open spindled staircase to the first floor with useful store under.



**CLOAKROOM:** with low suite w.c, wash hand basin, extractor fan, tiled floor and window with frosted glass.



**SITTING ROOM:** 12'0" x 14'2" (into bay window) with views towards Skipton Moor, picture rail, exposed floorboards and solid fuel stove on tiled hearth.



**LIVING / DINING ROOM:** 14'6" x 11'9" with laminate flooring, picture rail, glazed uPVC doors to the rear garden and open plan layout to:

**KITCHEN:** 15'10" x 7'6" (max) with matching flooring, range of wall and base units with worktops over, Neff oven & 4 ring gas hob with extractor hood over, stainless steel sink unit & drainer, integrated dishwasher & washing machine, space for American style fridge/freezer, cupboard housing the Vokera combination boiler, part tiled walls, windows on 3 sides and large Velux window.

#### TO THE FIRST FLOOR

**LANDING:** 9'1" x 6'0" (plus deep fitted airing cupboard) with picture rail and original stained & leaded window.

**BEDROOM 1:** 14'10" x 11'10" (into fitted wardrobes to both sides of the chimney breast) with far reaching views from the bay window to the front.

**BEDROOM 2:** 12'6" x 9'9" with picture rail, access to the attic space and view onto the rear garden.



**BEDROOM 3:** 9'4" x 6'0" with picture rail and far reaching views.



**BATHROOM:** 8'2" x 6'2" with L-shaped panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, chrome ladder radiator, tiled floor, half tiled walls, windows on 2 sides with frosted glass, extractor fan and ceiling downlights.

#### TO THE OUTSIDE

There is a generous driveway to the front and an established garden enclosed by a hedgerow and attractive castellated stone walls.

The rear garden has been significantly improved and is a standout feature including a good sized flagged patio and a raised lawn enclosed by panelled fencing. There is also side access via a secure gate and a useful timber shed.

**SERVICES:** Mains water, drainage, gas 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.*



**COUNCIL TAX:** Verbal enquiry reveals that this property has been placed in Council Tax Band D levied by Craven District Council.

**POST CODE:** BD23 1HJ

**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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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

