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A WELL PRESENTED 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH PRIVATE PARKING, A LARGER THAN AVERAGE SOUTH FACING GARDEN AND A SUPERB NEW VERSATILE ANNEXE



131 BURNSIDE CRESCENT SKIPTON

Occupying a generous plot including a larger than expected south facing garden, this impressive semi-detached family home has been the subject of full modernisation with standout features including a ground floor w.c, modern full width Dining Kitchen, 3 well proportioned Bedrooms and a superb versatile detached Annexe / Garden Room which has been constructed to a noticeably high specification.

Situated on the increasingly popular Burnside estate, the property is well placed within walking distance of the centre of the highly regarded town of Skipton, known for its award-winning High Street and providing an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.

PRICE: £289,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having space to park 2/3 cars on a recently re-laid driveway, closer inspection is strongly recommended with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: 10'7" x 9'1" with Oak flooring, ceiling downlights and open staircase to the first floor with glass panel.



CLOAKROOM: with low suite w.c, wash hand basin with cupboard under, tiled floor and uPVC window with frosted glass.

SITTING ROOM: 12'1" x 10'1" with pebble effect electric fire, ceiling downlights and fitted cupboard & shelves.



DINING KITCHEN: 21'7" x 12'0" with tiled floor, modern range of wall and base units, worktops, stainless steel sink, oven & 4 ring electric hob with extractor hood over, integrated dishwasher, space for washer & dryer, part tiled walls and generous dining area with matching flooring, 2 wall light points, ceiling downlights and glazed uPVC doors 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: 9'2" x 6'1" (max) with gable end window.

BEDROOM 1: 12'3" x 12'0" with picture rail, ceiling downlights and a pleasant open outlook to the front.



BEDROOM 2: 12'2" x 10'3" with picture rail, ceiling downlights and views over the rear garden.

BEDROOM 3: 9'3" x 7'0" with ceiling downlights and similar views.



BATHROOM: 9'1" x 5'10" comprising panelled bath with shower over in Mermaid boarded walls, wash hand basin, chrome ladder radiator, deep airing cupboard, tiled floor, extractor fan and window with frosted glass.

W.C: with tiled floor, low suite w.c and window with frosted glass.

TO THE OUTSIDE

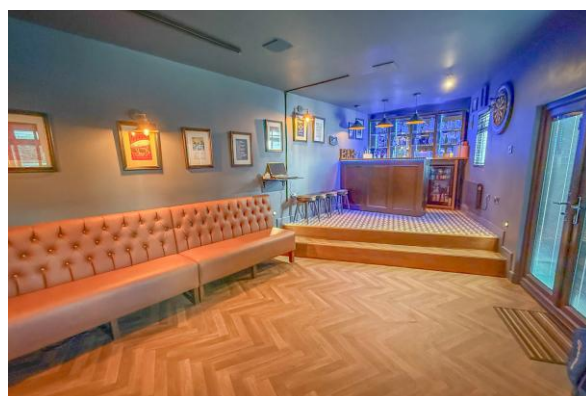
The driveway to the front has recently been re-laid and provides parking for 2/3 cars. A timber gate gives access to the rear which includes a useful outbuilding housing the Ideal combination boiler.

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The rear garden has been landscaped to include a flagged sitting out area with external lighting and a generous lawn; the whole being securely enclosed by established boundaries and enjoying a favourable aspect on the south side.

A further standout feature is a recently constructed **ANNEXE / GARDEN ROOM: 24'0" x 12'0"** (having full planning permission) with a fitted bar, insulation & sound proofing, hard wired internet, double glazing with integral blinds to uPVC doors and electric sockets & radiators.



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.

POST CODE: BD23 2BY

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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