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ESTATE AGENTS · VALUERS · LETTING AGENTS

A TRADITIONAL 3 BEDROOMED SEMI-DETACHED HOUSE WITH A GROUND FLOOR EXTENSION SITUATED TOWARDS THE HEAD OF A HIGHLY REGARDED CUL-DE-SAC ON THE POPULAR REGENTS ESTATE



**50 WINDSOR AVENUE
SKIPTON**

Occupying a favourable plot towards the head of a cul-de-sac including an extended Dining Kitchen, a garage/bar and a generous flagged driveway, this 3 Bedroomed semi-detached property has been significantly improved by the current owners including modern kitchen & bathroom fittings and the addition of an En-Suite Shower Room.

Windsor Avenue occupies a slightly elevated position with lovely moorland views in the historic market town of Skipton, providing many independent shops & restaurants and within catchment for excellent nurseries & primary schools as well as the highly acclaimed secondary schools of Skipton Girls High and Erymsted's Grammar.

PRICE: £289,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 8'7" x 5'6" with side window and staircase to the first floor.

SITTING ROOM: 15'3" x 11'7" with contemporary gas fire.



DINING KITCHEN: 13'5" x 12'0" with range of upgraded wall and base units, granite worktops, 1½ bowl composite sink, 4 ring Neff gas hob, Zanussi oven & grill, ceiling downlights, glazed uPVC doors to the rear, tile effect flooring and long breakfast bar with matching worktop.



UTILITY: 8'11" x 7'0" with wall and base units, washer plumbing, worktops, Vaillant combination boiler, tile effect floor, deep cupboard with shelving and part glazed side uPVC door.

CLOAKROOM: with low suite, bracket wash hand basin and vinyl flooring.

TO THE FIRST FLOOR

LANDING: 8'9" x 5'5".

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



BEDROOM 1: 11'9" x 9'6" (plus range of fitted wardrobes with sliding doors) with view over the rear garden.

EN-SUITE: 6'0" x 3'3" fully tiled with dual head shower, low suite w.c, wash hand basin, chrome ladder radiator, ceiling downlights and illuminate mirror.



BEDROOM 2: with far reaching views to the front.

BEDROOM 3: 6'4" x 6'4" with fitted wardrobes over the stairs.

SHOWER ROOM: 6'2" x 5'3" comprising dual head shower in Mermaid boarded walls, low suite w.c, bracket wash hand basin, tiled walls and floor, ceiling downlights, extractor fan and window with frosted glass.

TO THE OUTSIDE

There is a double width flagged parking area to the front and a shared side driveway giving access to the **GARAGE / BAR:** 17'4" x 8'4".

The rear garden is part flagged and astro-turfed for ease of maintenance.



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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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band

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

POST CODE: BD23 1HS

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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