



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION THROUGHOUT –
A 3 BEDROOMED SEMI-DETACHED HOUSE OCCUYPING A
LARGE CORNER PLOT WITH GENEROUS GARDENS, A
GARAGE, PRIVATE PARKING AND
POTENTIAL TO EXTEND**



20 THE OVAL SKIPTON

Situated in a popular location enjoying lovely views towards Skipton Moor and Embsay Crag, this interesting semi-detached house provides well proportioned 3 Bedroomed accommodation and although it now requires modernisation, it provides an exciting opportunity for prospective purchasers to make changes to their own personal taste & specification.

Skipton is locally known for its **award-winning High Street**, excellent choice of schools including **Ermysted's Grammar & Skipton Girls High** and having regular network links to Leeds & Bradford.

PRICE: £195,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Occupying a larger than average corner plot including generous gardens, a driveway and a large Garage, the property is full of potential with the option to extend and in detail comprises:

TO THE GROUND FLOOR

Half glazed uPVC door to:

HALL: with staircase to the first floor.

SITTING ROOM: 13'11" x 13'7" with coal effect gas fire and understairs **CLOAKROOM** with low suite w.c and useful storage space.



DINING KITCHEN: 16'10" x 7'5" with range of units, stainless steel sink & drainer, washer plumbing, gas point for cooker, Glow Worm combination boiler, 3 windows to the rear and half glazed uPVC door with frosted glass.

TO THE FIRST FLOOR

LANDING: 7'8" x 6'9" (max) with gable end window with far reaching views and access to loft.

BEDROOM 1: 11'1" x 10'0" with views towards Skipton Moor & Embsay Crag.



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 2: 10'6" x 8'10" with far reaching views.



BEDROOM 3: 7'8" x 7'7" with far reaching views.

SHOWER ROOM: 7'8" x 6'4" (max L shape) a modern suite comprising shower enclosure, low suite w.c, pedestal wash basin, fully tiled walls and window with frosted glass.

TO THE OUTSIDE

A driveway provides parking and gives access to a large adjoining **GARAGE:** 15'10" x 12'11" with up-and-over door, uPVC door, side window, power & light and a further **UTILITY:** 12'10" x 5'4" with units, sink unit and uPVC door & window to the rear garden.

The rear is part flagged and lawned enclosed by fencing and enjoys a favourable aspect on the south west side.



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 Council Tax Band B.

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POST CODE: BD23 2LD

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.

PRICE: £195,000

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



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