



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A SUPERBLY PRESENTED 2 BEDROOMED END TOWNHOUSE
WITH AN ENCLOSED GARDEN AND 2 PRIVATE PARKING
SPACES IN A SOUGHT AFTER VILLAGE LOCATION CLOSE TO
THE POPULAR MARKET TOWN OF SKIPTON**



23 WESTWOOD CARLETON

Extensively modernised by the current owner with a high quality of finish throughout, this immaculately presented 2 Bedroomed end townhouse is quietly located at the head of the cul-de-sac and benefits from 2 private allocated parking spaces and an enclosed garden to the rear.

Briefly comprising to the ground floor; a **Sitting Room** with feature fireplace, **Dining Kitchen** with a range of integrated appliances and fully glazed French doors to the garden, and a useful entrance porch with utility store cupboard. There are **2 well proportioned Bedrooms** and a **luxurious Bathroom** to the first floor.

PRICE: £225,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Carleton is a **popular village with a public house, village store, pharmacy and a well respected primary school, and lies circa 2 miles from the bustling market town of Skipton** known as “the gateway to the dales” where there is an abundance of shops, cafes, restaurants, countryside walks and **highly acclaimed secondary schools.**

TO THE GROUND FLOOR

Part glazed uPVC entrance door to:

Entrance porch, having useful store cupboard with washer plumbing.

SITTING ROOM: 13'0" x 12'11" with herringbone effect flooring, T.V display cabinet, feature electric fire recessed to the chimney breast, open spindled staircase to the first floor with useful store cupboard under and large opening to:



DINING KITCHEN: 13'0" x 8'0" range of wall and base units with contrasting worktops over incorporating 1½ bowl composite sink unit and drainer, electric oven, 4 ring electric hob with extractor hood over, integrated appliances including microwave, slimline dishwasher and undercounter fridge, matching flooring, space for dining table and fully glazed 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.



TO THE FIRST FLOOR

LANDING: with roof void access.

BEDROOM 1: 11'0" x 10'0" (max) with 3 fitted wardrobes, feature panelled wall and window with long distance views.



BEDROOM 2: 11'0" x 6'0" (max) with views over the garden to the rear.

BATHROOM: 6'0" x 5'0" comprising panelled bath with thermostatic shower over and glass screen, low suite w.c, wash hand basin, part tiled walls, tiled floor, ladder towel rail and frosted uPVC window.



TO THE OUTSIDE

There is a small, flagged patio to the front of the property, with access to the parking area where number 23 benefits from two private allocated parking spaces with an easy to maintain rockery garden.

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The sheltered rear garden comprises a flagged patio, an area of artificial lawn with planted borders and a bin store & storage area to the gable end, the whole being enclosed by timber fencing being safe and secure for those with young children and pets.

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 Category B.

POST CODE: BD23 3DW

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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