



**20 CLARK HOUSE WAY
SKIPTON**



**A MODERN DETACHED FAMILY HOME WITH
5 BEDROOMS & 3 BATHROOMS OCCUPYING AN
ENVIABLE PLOT WITH GENEROUS
LANDSCAPED GARDENS AND A DOUBLE GARAGE
BEING WITHIN COMFORTABLE WALKING
DISTANCE OF SKIPTON TOWN CENTRE**

PRICE: £675,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Constructed only 6 years ago and still presented to show home standard (benefitting from the remainder of a 10 year NHBC warranty,) number 20 occupies an enviable plot with a significantly upgraded landscaped garden, also including 2 parking spaces on a private driveway giving access to an integral Double Garage.

The well designed accommodation extends to circa 1700 sq ft comprising: 5 Bedrooms (2 with En-Suites) and a House Bathroom centred around an impressive Gallery Landing with 2 light tunnels, generous bay fronted Sitting Room, Cloakroom & Utility (with access to the garage) and an impressive open plan Kitchen & Dining Area with doors to the rear garden.

Skipton is a sought after semi-rural town ideally situated within comfortable commuting distance of the cities of Leeds & Bradford; itself providing all of the expected everyday amenities and being well known for having Ermysted's Grammar & Skipton Girls High Schools which continue to receive outstanding Ofsted reports.

With noticeably high ceilings providing a feeling of space throughout, this beautifully presented family home is highly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: 14'10" x 10'5" (max) with useful storage cupboard, coved ceiling, high quality Quick-Step flooring and open staircase to the first floor.



CLOAKROOM: with low suite w.c, pedestal wash basin, half tiled walls and tiled flooring.

SITTING ROOM: 11'9" x 16'10" (into splay bay window) with coved ceiling and doors to:

DINING ROOM & KITCHEN: 33'7" x 9'4" (total) a lovely full width room with high quality Quick-Step flooring, very generous dining area (20'7" x 9'4) with 2 sets of glazed doors to the rear garden and open plan kitchen (13'0" x 9'4") with range of wall and base units with worktops over, AEG appliances including eye level double oven & grill, 5 ring gas hob with glass splash back & extractor hood over, 1½ bowl composite sink unit & drainer, integrated dishwasher, integrated fridge/freezer, provision for wine cooler, ceiling downlights and breakfast bar.

UTILITY: 7'4" x 6'4" with matching flooring, wall and base units, stainless steel sink unit, plumbing for washer & dryer, cupboard housing the Potterton boiler, half glazed composite door to the side and integral access to the garage.

TO THE FIRST FLOOR

GALLERY LANDING: 14'6" x 8'2" with 2 light tunnels, access to roof void and linen cupboard housing the pressurised water cylinder.



TO THE OUTSIDE

There is a lawned foregarden with planted borders and double width driveway parking giving access to:

DOUBLE GARAGE: 16'3" x 15'5" with wall and base units, power & light and 2 up-and-over doors.

The rear garden is a standout feature having been the subject of significant improvement by the current owners, now comprising a generous lawn, flagged patio, further flagging sitting out area and established planting bordered by heavy oak sleepers.

The whole is enclosed by stone walls and panelled fencing, being a safe and secure space for a family with young children & pets.



MASTER BEDROOM: 15'11" x 14'0" (into fitted wardrobes) with views towards Skipton Moor.

EN-SUITE: 7'0" x 6'4" with shower enclosure, low suite w.c, bracket wash basin, tiled flooring, extractor fan, ceiling downlights, chrome ladder radiator and window with frosted glass.

BEDROOM 2: 10'0" x 13'10" (max) with views over fields and a former quarry.

EN-SUITE: 7'3" x 6'1" with shower enclosure, low suite w.c, bracket wash basin, tiled flooring, extractor fan, ceiling downlights, chrome ladder radiator and window with frosted glass.

BEDROOM 3: 12'1" x 9'7" with fitted wardrobes and views over fields and a former quarry.

BEDROOM 4: 10'10" x 9'7" with views over fields and a former quarry.

BEDROOM 5: 11'11" x 8'5" with far reaching views towards Skipton Moor.

BATHROOM: 8'6" x 6'1" with 4 piece suite comprising panelled bath, shower enclosure, low suite w.c, bracket wash basin, tiled flooring, extractor fan, ceiling downlights, chrome ladder radiator and window with frosted glass.



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.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band F.

POST CODE: BD23 6DP

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

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

