



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXTENDED & BEAUTIFULLY PRESENTED 3 BEDROOMED COTTAGE SITUATED IN A POPULAR AREA ADJACENT TO THE LEEDS LIVERPOOL CANAL WITHIN WALKING DISTANCE OF SKIPTON TOWN CENTRE**



**3 BOLD VENTURE STREET  
SKIPTON**

Conveniently situated within short walking distance of Skipton's award winning High Street, **this beautifully presented cottage has been significantly improved by the current owners** with feature panelled walls to most rooms, briefly including a **Hallway, generous Sitting Room, modern Breakfast Kitchen and an extended Utility/Boot Room with bespoke fitted furniture**, being complemented by **3 well proportioned Bedrooms and a stylish Bathroom.**

The popular market town of Skipton is often referred to as "The Gateway to The Dales" but is also **very well connected via rail links to the larger cities of Leeds & Bradford** and benefits from having the outstanding **Ermysted's Grammar & Skipton Girls High School.**

**PRICE: £227,500**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Having easily managed gardens to the front & rear, the property in detail comprises:

### **TO THE GROUND FLOOR**

Part glazed door to:

**HALL:** with herringbone oak effect flooring, panelled walls and deep understairs store cupboard.



**SITTING ROOM:** 11'10" x 11'4" with feature fireplace and arched recess to both sides.



**DINING KITCHEN:** 12'8" x 12'3" with range of wall & base units, contrasting Quartz worktops, twin ceramic sinks, range oven with 5 ring gas hob & concealed extractor hood over with tiled back splash recessed to chimney breast, integrated microwave, tall integrated fridge & freezer, large island with matching worktop, breakfast bar & integrated wine cooler, herringbone oak effect flooring, staircase to the first floor and sliding panelled door to:

**UTILITY / BOOT ROOM:** 13'1" x 16'3" with bespoke fitted seat & shoe store, cloaks cupboard, panelled walls, base unit, wooden worktops, stainless steel sink unit & drainer, space for washer, dryer & dishwasher, slate tiled floor and half glazed uPVC door & window to the rear yard.

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**

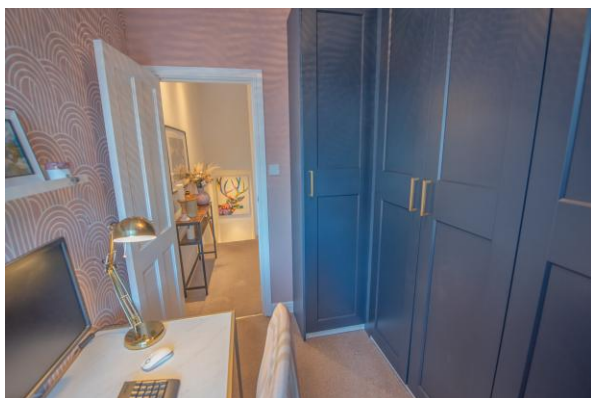
**LANDING:** 7'9" x 7'2" with ladder access to part boarded attic.

**BEDROOM 1:** 11'4" x 8'4" with feature panelled walls and fitted shelves.



**BEDROOM 2:** 12'5" x 7'4" with fitted wardrobe and panelled wall.

**BEDROOM 3 / STUDY:** 8'2" x 6'6" (into range of fitted wardrobes) currently used as a study & dressing room.



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



**BATHROOM:** 8'4" x 7'6" (L shape) with modern suite comprising bath with tiled panel with shower over in tiled walls, low suite w.c, pedestal wash basin, contemporary towel radiator, tiled floor, panelled ceiling with downlights, cupboard over the stairs housing the combination boiler and window with frosted glass.

### **TO THE OUTSIDE**

The larger than expected garden to the front has been flagged for ease of maintenance enclosed by half stone walls & panelled fencing with a timber gate.



Mosaic style tiles are laid down to the rear which includes a bin store and a small sitting out area enclosed by stone walls and a timber gate.

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

**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.

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

**POST CODE:** BD23 2QU

**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:** £227,500

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://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.