



wilman&wilman

**21 UPLANDS
SKIPTON**



**SUBSTANTIALLY EXTENDED & MODERNISED -
A BEAUTIFULLY PRESENTED 4/5 BEDROOMED
SEMI-DETACHED FAMILY HOME WITH
FABULOUS ELEVATED VIEWS SITUATED
WITHIN COMFORTABLE WALKING DISTANCE
OF SKIPTON TOWN CENTRE**

PRICE: £485,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Arguably the best semi-detached house we have had the pleasure of selling on the popular Regents estate, this impressive property has been substantially extended & transformed by the current owners, now forming a beautifully presented family home with versatile 4 or 5 bedrooomed accommodation and fabulous elevated views towards Skipton Moor.

The accommodation covers circa 1700 sq ft (excluding an integral garage) briefly comprising: Hallway with Cloakroom, light & airy open plan Kitchen & Dining Room, generous Sitting Room with a solid fuel stove, opening to Garden Room and a versatile ground floor 5th Bedroom, Home Office or Snug. There is a high quality 4 piece bathroom to the first floor and 4 well proportioned bedrooms including a Master Suite with stunning views, a walk-in wardrobe and a luxury En-Suite.

Uplands is located very close to a popular park and within a 10 minute walk of the centre of the bustling market town of Skipton, known for providing an excellent range of pubs, bars & eateries, whilst still having a traditional High Street market, a medieval castle and a choice of highly regarded schools in catchment with particular reference to Water Street Primary, Skipton Girl's High & Ermysted's Grammar.

Highly recommended for closer inspection to appreciate the space & quality of the accommodation, the property in detail comprises:

New composite door & window to:

HALLWAY: 10'7" x 10'3" with high quality LVT flooring, fitted bench, half panelled walls and integral access to garage.

CLOAKROOM: with matching flooring, low suite w.c, wash hand basin on floating drawer and ladder radiator.



KITCHEN: 12'3" x 11'3" with matching flooring, range of high quality units with quartz worktops over, range oven with 5 ring gas hob, integrated dishwasher, windows on 2 sides and open plan layout to the **DINING ROOM:** 17'6" x 10'3" with large fitted island/breakfast bar with space for several bar stools and 2 matching side units.



LIVING ROOM: 20'0" x 10'3" with matching flooring, play area, seating area with solid fuel stove and open plan garden room with large windows and glazed uPVC door to the rear.



BEDROOM 5 / STUDY / SNUG: 14'0" x 9'7" a versatile room currently used as a home office & gym.

TO THE FIRST FLOOR

LANDING: with 2 useful store cupboards (one housing the combination boiler).



MASTER BEDROOM: 13'3" x 11'2" a very generous double room with picture window, superb elevated views towards Skipton Moor and **WALK-IN WARDROBE:** 6'7" x 5'10" with window providing natural light.

EN-SUITE: 7'0" x 6'" with luxury suite comprising panelled L-shaped bath with shower over in boarded walls, low suite w.c, his & hers wash basins with drawers under, ladder towel rail, LVT flooring and window with frosted glass.



BEDROOM 2: 14'2" x 9'2" with elevated views over Skipton.



BEDROOM 3: 11'2" x 8'8" (into deep fitted wardrobes with sliding doors) with lovely views towards Skipton Moor.

BEDROOM 4: 11'5" x 7'3" with similar views.

BATHROOM: 14'3" x 4'7" with 4 piece suite comprising panelled bath, shower enclosure, wash hand basin with drawer under, low suite w.c, ladder radiator and window with frosted glass.

TO THE OUTSIDE

The front driveway has recently been upgraded to resin, providing valuable parking and giving access to the **INTEGRAL GARAGE:** 10'2" x 8'5" with electric roller shutter door and internal access to the hallway.



A path to the side leads to the rear garden which includes a flagged patio and a good sized lawn, the whole enjoying lovely views towards Skipton Moor.



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 D.

POST CODE: BD23 1BJ

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.

