





# HUNTERS®

## EXCLUSIVE

Park Avenue, Skipton

Price £575,000

Property Images





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### Property Images

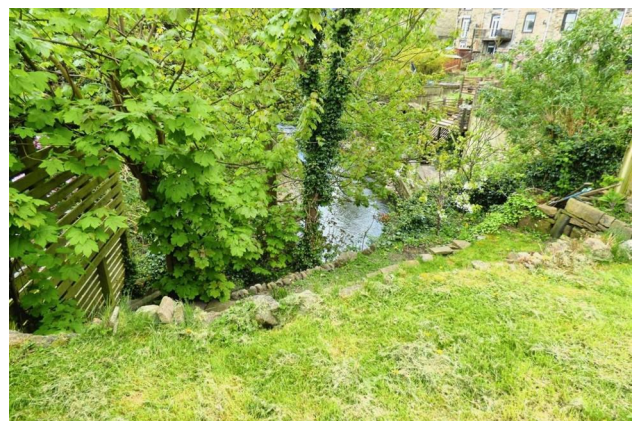




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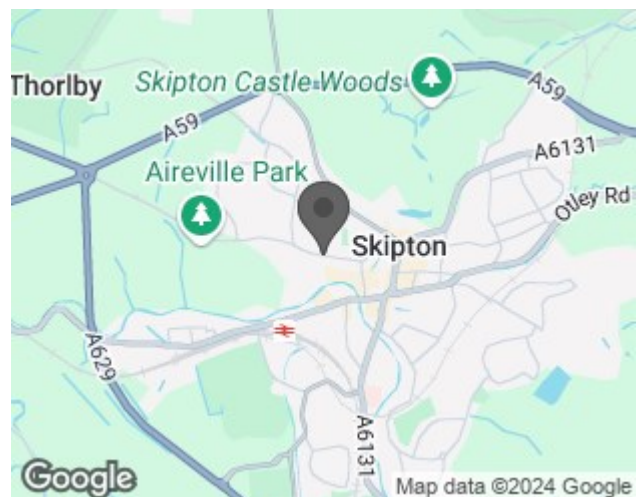




FLOOR 4

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	77
(55-68) <b>D</b>	
(39-54) <b>E</b>	48
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC





Situated on the level into town and adjacent to the Ermysteads Grammar School, the railway station is a brisk five minute walk, as are most of Skipton's fantastic amenities.

The property boasts five good size bedrooms, a superb living room, a dining room and semi-open plan kitchen, superb Air B & B orientated basement rooms, and a delightful walled garden to the rear, along with a 'secret' garden and single garage just down the cobbled street.

Situated in the sought-after area of Gargrave Road, this home offers a perfect blend of classic charm and modern convenience. The income-generating basement rooms are a unique feature that adds both character and practicality to the property. The large family living spaces are ideal for creating lasting memories with loved ones, while the walled garden and secret garden offer peaceful retreats for relaxation or outdoor gatherings. Additionally, the single garage provides convenient parking or extra storage space.

Don't miss out on the opportunity to own this beautiful property in Skipton - book a viewing today.



A spacious reception hall with exposed timber flooring and original wide staircase provides a warm welcome. The Living Room room set to the front of the property with feature bay window is of excellent proportions, and features an original open fireplace with Adams-style surround, slate-tiled hearth, and original ornate plasterwork.

The dining room again with exposed timber flooring and built-in cupboards features a coal-effect gas-fire, and has a delightful outlook onto the rear garden. This room is semi-open plan to a shaker-style kitchen which you may wish to update, and with timber and glazed door opening onto the rear gardens.

To the basement a good size shower room with WC and wash basin and having tiled floor. The principal bedroom on this floor is a spacious double with built-in cupboard and half wardrobe. There is a further double bedroom and a fabulous snug / sitting room with feature cast iron range fire all in good working order, and a door onto the rear garden. These basement rooms have been used as an Air B & B to great success, with guests having secure access via the rear garden gate and the garden door.

To the first floor, a spacious return landing with an attractive balustrade leads to a separate WC and bathroom. The principal bedroom features a fabulous range of built-in wardrobes and cupboards, a further spacious double bedroom overlooks the Grammar School gardens, and the third bedroom is a good sized single.

To the second floor, there is a very large bedroom with dormer window offering fabulous views up and down Gargrave Road, with some restricted head height and having a 'secret' ensuite shower room hidden behind a mirror, and a walk-in wardrobe / store.

Outside: - at the front of the property there is an attractive garden with mature Cherry trees providing an attractive approach to stone portico and front door. To the rear, a flagged courtyard-style garden catches the sun, and has raised borders, two out-houses providing storage, a coal store, and a pedestrian gate onto the rear cobbled street. Approximately 40 yards down the rear street, a detached prefab single garage provides covered parking. A timber gate to the side leads to a delightful 'secret garden' laid mainly to grass, and overlooking a beck. There is a substantial timber summer house / den having solar lighting and multi-fuel stove. A very pleasant place to sneak off and have a quiet moment or perhaps an adventure.

