

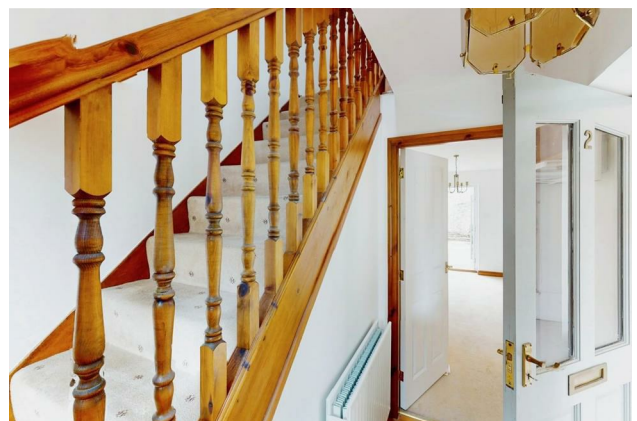
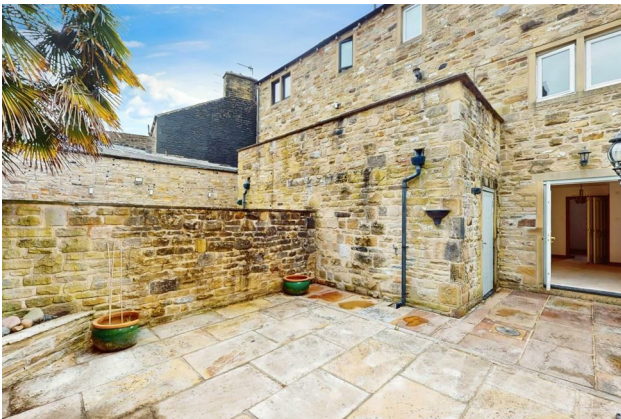
# HUNTERS®

HERE TO GET *you* THERE

**Weavers Court, Skipton**

**Price £365,000**

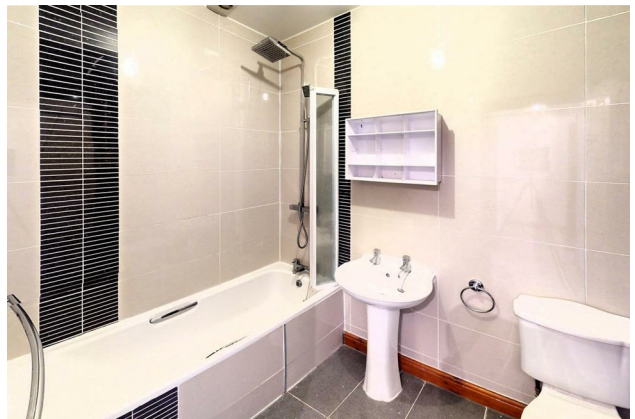
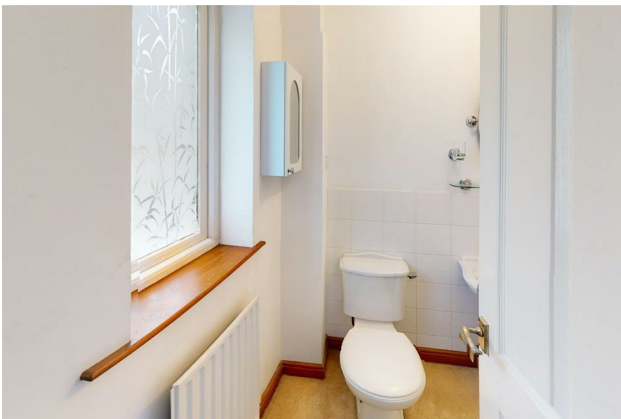
**Property Images**



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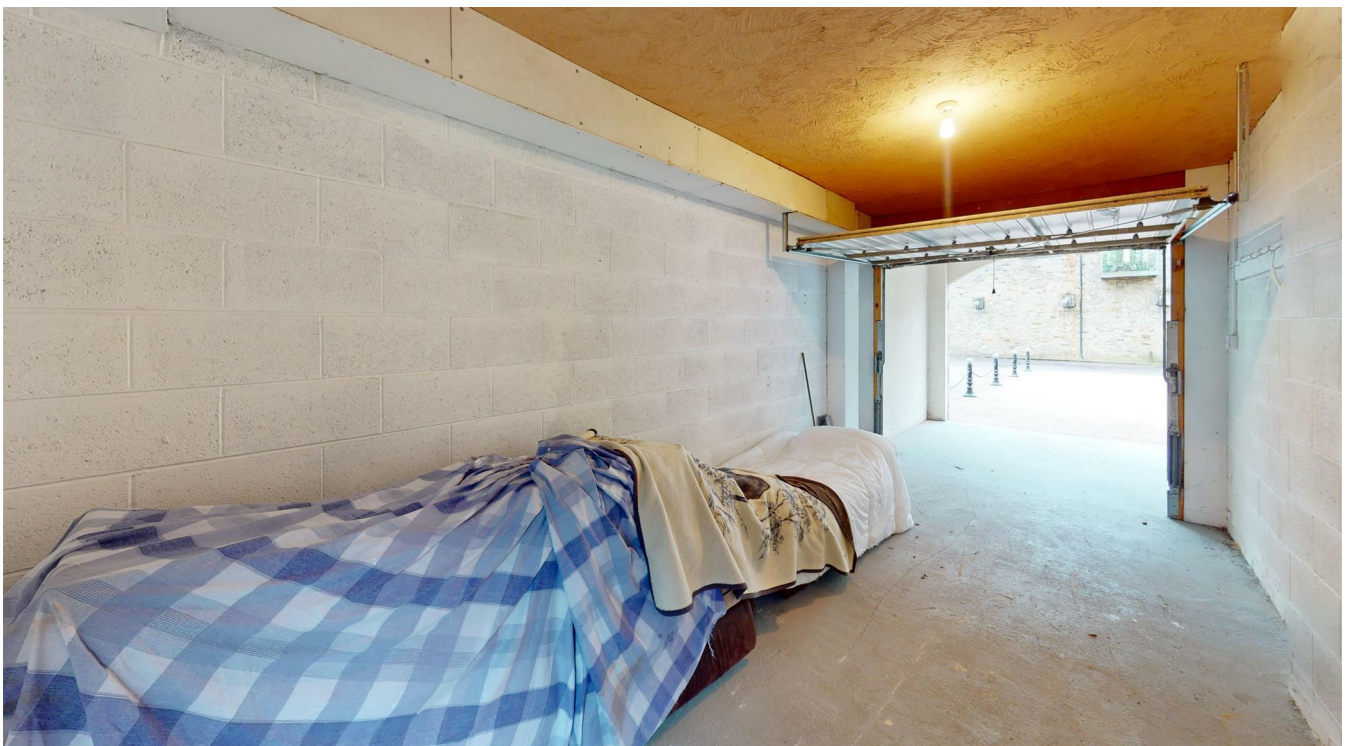
## Property Images

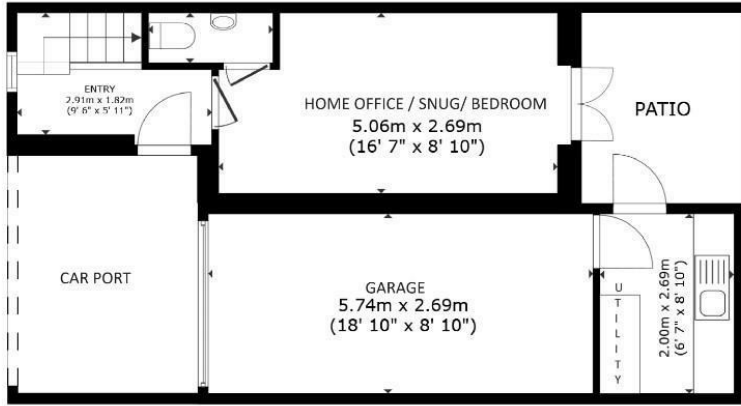


# HUNTERS<sup>®</sup>

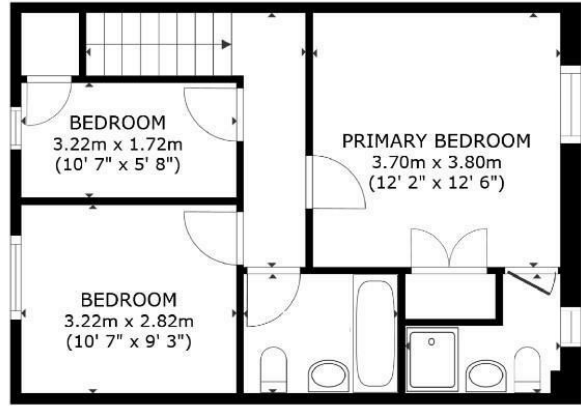
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## Property Images





FLOOR 1



FLOOR 3



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		



Nestled in the charming Weavers Court of Skipton, a delightful four-bedroom house offering a perfect blend of comfort and convenience.

Built in 2001, this stone-built semi-detached town house boasts a thoughtful layout spread across three floors, ensuring ample space for the whole family. Having a large garage with utility room at the rear, and a car port at the front and driveway parking for 6 vehicles.

Offering versatile living space, the property is vacant and chain free, ready for an early completion.

As you step inside, you are greeted by a welcoming entrance hall leading to a versatile fourth bedroom with French doors onto the gardens, and a WC cloakroom- ideal for guests or as a home office.

The first floor unveils a modern fitted dining-kitchen with integrated appliances, while the spacious living room features French doors opening to a lovely sun terrace, perfect for enjoying a morning coffee or evening drinks.

Venture up to the second floor to discover a principal bedroom with an en-suite shower room, two additional bedrooms, and a well-appointed bathroom. The property also offers the convenience of gas central heating, double glazing, and all mains services are connected.

Outside, the enclosed stone flagged rear patio garden beckons for al fresco dining or simply unwinding amidst the raised flowerbeds and a charming palm tree. A generous sized private driveway offers parking for multiple vehicles, and a larger garage provides secure parking, storage and / or a workshop in addition to a car port. There is a utility room at the rear which also provides access to the garden.

The property's proximity to the Leeds/Liverpool canal adds to its allure, offering scenic walks and a tranquil atmosphere. With Skipton town centre just a stone's throw away, you'll have easy access to a plethora of amenities, making daily errands a breeze.

Whether you're looking for a family home or considering an investment opportunity as a holiday let, this property ticks all the boxes. Don't miss the chance to make this house your home sweet home in the heart of Skipton.

**NO FORWARD CHAIN**

### **On-Line-Bullet-Points**

- A well presented town house just away from the bustling High Street
- 4 bedrooms, dining-kitchen
- 2 bath/ shower rooms plus a ground floor WC
- Spacious living room with sun terrace / al fresco dining terrace
- Attractive enclosed rear garden
- Large driveway with parking for 6 vehicles + garage
- Family home or ideal Holiday Let
- No Forward Chain