

# HUNTERS<sup>®</sup>

## EXCLUSIVE

**Ridgeway, Skipton**

**Price £625,000**

**Property Images**



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### Property Images



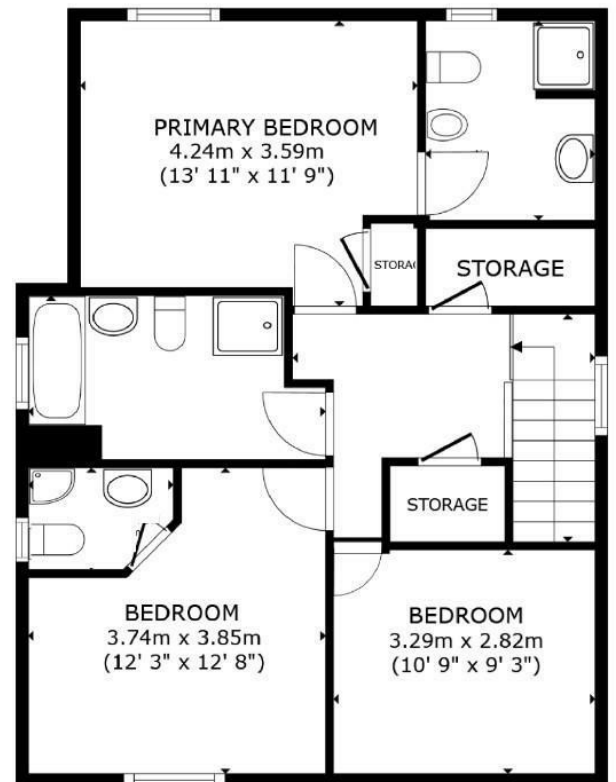
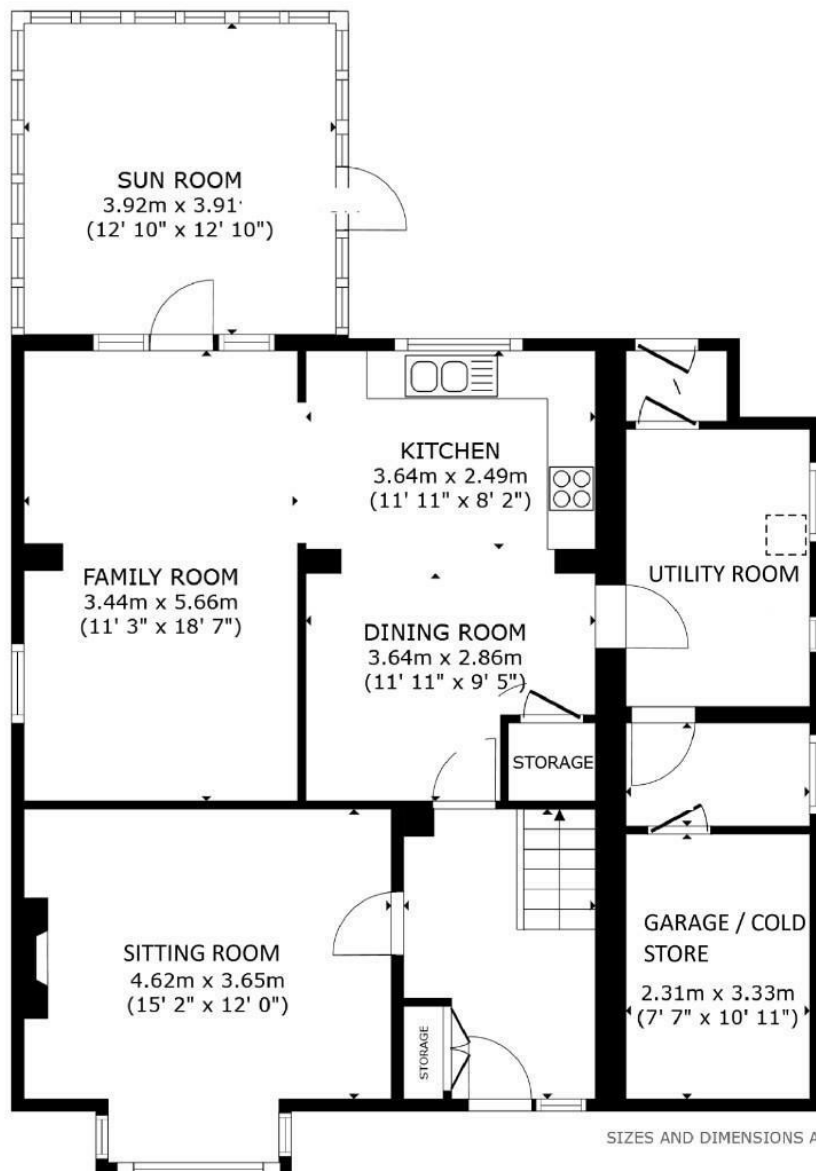
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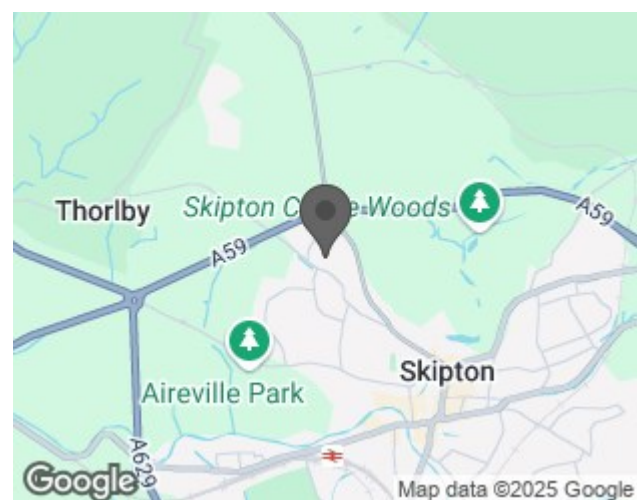




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



We are delighted to present this detached house located in the highly sought-after area of Ridgeway, Skipton. Offering a blend of comfort and style, making it an ideal family home, and with large West facing gardens

With scope to further extend, and requiring updating / modernisation and cosmetic finishes, enabling you to add your own stamp, but with in our opinion having fantastic potential to create a fabulous family home, in a very sought after location.

With excellent transport links and close proximity to the town centre, convenience is at your doorstep.

Upon entering, you will find three inviting reception rooms, each designed to create a warm and welcoming atmosphere. The first reception room is an open-plan space with large windows that flood the area with natural light. A multi-fuel stove adds character and warmth, while the view of the expansive west-facing garden enhances the indoor-outdoor living experience, making it perfect for family gatherings. The second reception room, separate yet equally bright, features a fireplace with stone surround and a large bay window offers views of the front garden.

The property boasts a practical and spacious kitchen, designed in an open-plan style offering a dining area, and featuring a GAS fired AGA. This space is perfect for family meals and entertaining guests. Off from the kitchen, a spacious utility room with a access to the integral garage and a door onto gardens.

There are three well-appointed bedrooms, with the first being a generous double featuring an en-suite shower room and built-in wardrobes for ample storage. The second bedroom, also a double, again comes with its own en-suite shower room, ensuring privacy and convenience. The third bedroom is a comfortable double.

The property is further enhanced by an attractive and substantial garden, perfect for outdoor gatherings or simply enjoying the serene surroundings. These West-facing garden offers stunning views of the hills, making it an ideal spot to unwind after a long day.

Parking is a breeze with space for up to five vehicles, ensuring convenience for both residents and guests. The single garage adds an extra layer of practicality, providing additional storage or workshop space, currently with a walk-in-fridge which can be removed if requested.

Families will appreciate the proximity to local schools and amenities, making daily life more manageable. For those who enjoy the great outdoors, the nearby parks, walking routes, and cycling paths offer endless opportunities for exploration and recreation.

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

- Detached home in a sought after location
- Open-plan living-dining-kitchen
- Large sun room onto the garden
- Further sitting room and a utility room
- Substantial West-facing gardens
- 3 double bedrooms & scope to extend
- Proximity to Grammar Schools and town centre
- Excellent transport links
- Garage and driveway parking
- Updating / modernisation required