

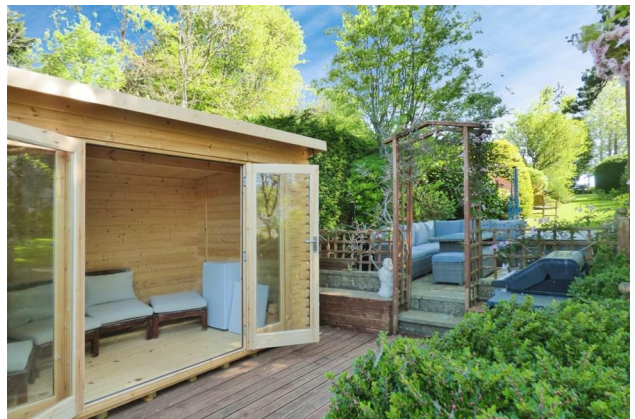
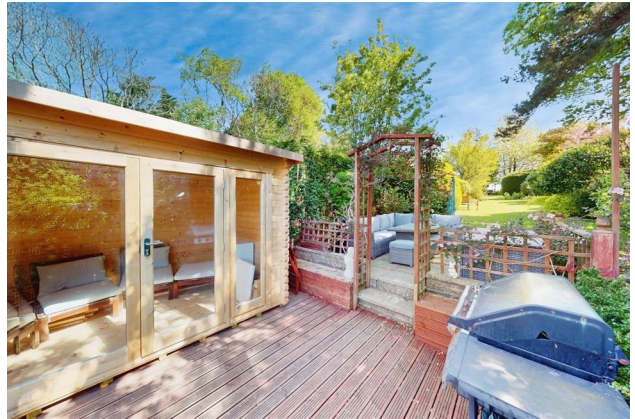
# HUNTERS®

HERE TO GET *you* THERE

**Lytham Gardens, Skipton**

**Price £345,000**

**Property Images**





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## Property Images

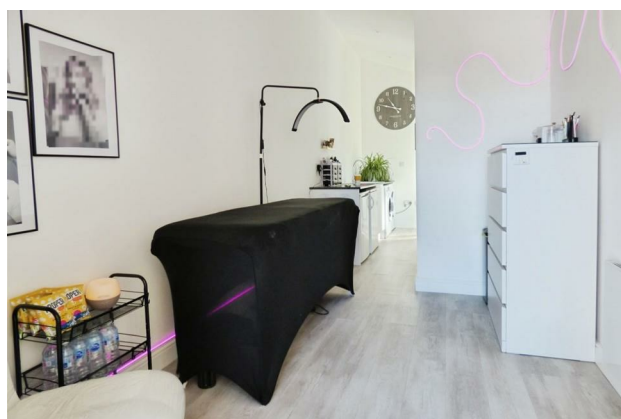




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## Property Images

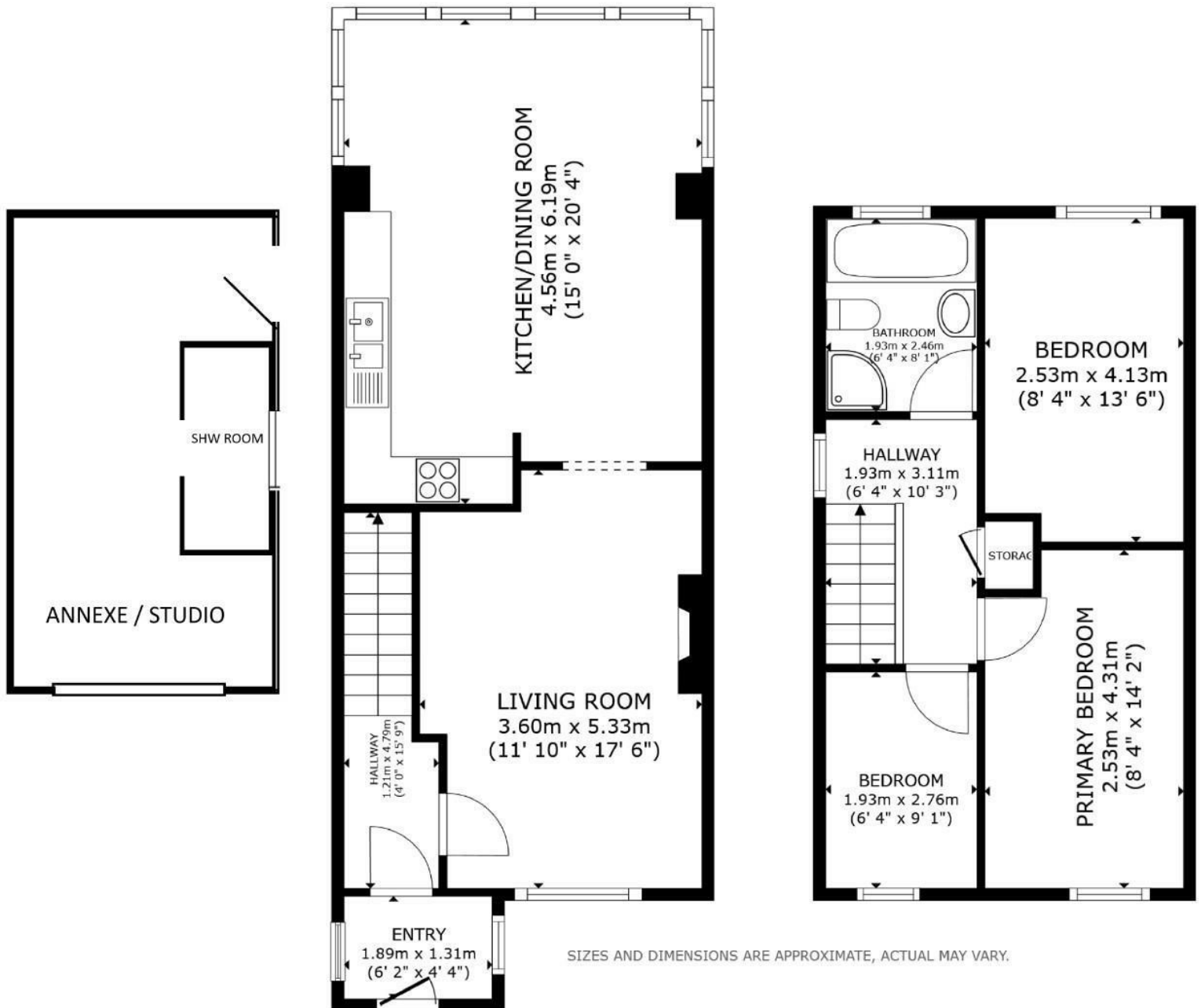






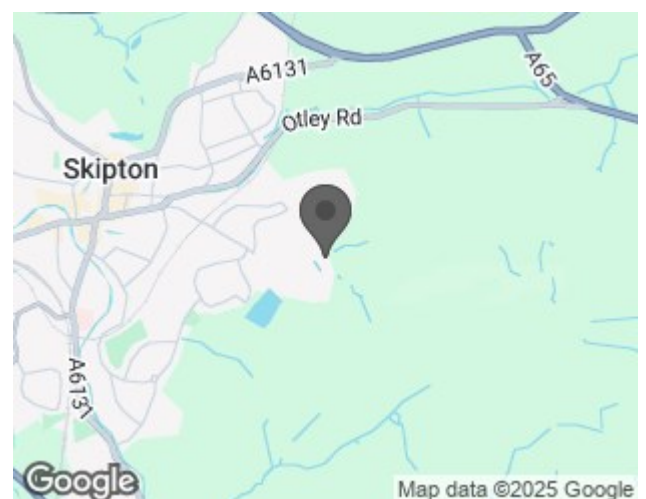
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## Energy Efficiency Rating

	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		
England & Wales		
EU Directive 2002/91/EC		



Located in an elevated position on the ever-popular Lytham Gardens, this superbly presented semi-detached house offers an ideal family home in a tranquil cul-de-sac.

The property boasts the most amazing and generous sized 'secret garden' backing onto open fields.

Annexe studio currently LET to a beautician on a short contract.

#### CHAIN FREE

Upon entering the front porch area / boot room area, you are greeted by a welcoming reception hall that leads to a comfortable sitting room, featuring a coal-effect gas fire with a bespoke marble surround.

This space flows seamlessly into an expansive living-dining-kitchen area, which is bathed in natural light thanks to the delightful garden room at the rear. The kitchen is equipped with an extensive range of base and wall units, along with high-quality appliances, including a dishwasher, fridge, five-ring gas hob, and fan oven, making it a dream for any home cook.

The first floor comprises a principal bedroom with fitted wardrobes and a lovely view of the garden, alongside a second double bedroom with fitted furniture and views over the town. A single bedroom completes the upper level, providing ample space for family or guests. The luxurious recently re-fitted bathroom features both a bath and a separate shower enclosure, ensuring a relaxing retreat.

An annexe has been developed out of the former garage into a versatile studio workspace, currently let to a beautician on a short term contract. This modern space includes a shower room / WC and a utility area and could also be used as a home office, granny flat, hobby studio, playroom or television room.

The front garden is well-stocked and makes for an attractive approach to the house, and there is parking for two vehicles on a concrete driveway. The rear garden is a hidden gem—a large 'secret garden' accessed by a flight of flagged steps. This enchanting outdoor space features a newly constructed summer house with an al fresco dining area, immaculate lawns, and mature trees, all set against the backdrop of open farmland and stunning moorland views.

This exceptional home combines modern comforts with a picturesque setting, making it a must-see for families seeking a peaceful yet vibrant lifestyle in Skipton.

#### On-Line-Bullet-Points

- Featuring an amazing, large secret garden
- Superbly presented & maintained
- Extended living-dining-kitchen-garden room
- Separate sitting room
- 2 double and 1 single bedroom with fitted furniture
- Re-fitted bathroom with bath & separate shower
- Annexe-studio currently LET to a beautician
- Off street parking
- NO FORWARD CHAIN
- MORTGAGE ADVISE AVAILABLE

#### *Buyer & Seller Anti Money Laundering Checks*

*We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.*