

# HUNTERS®

## EXCLUSIVE

**Brooklands Terrace, Skipton**  
**Offers In Excess Of £465,000**  
**Property Images**

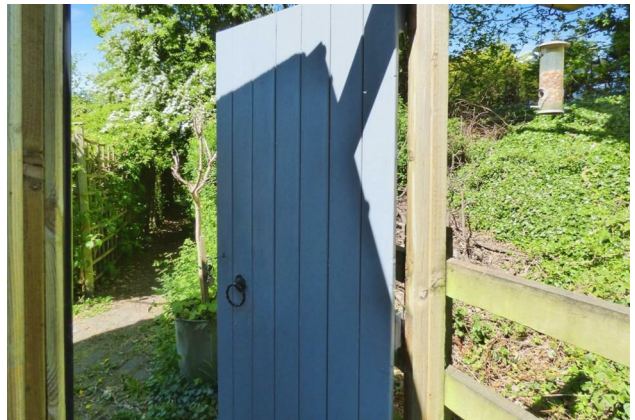




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### Property Images





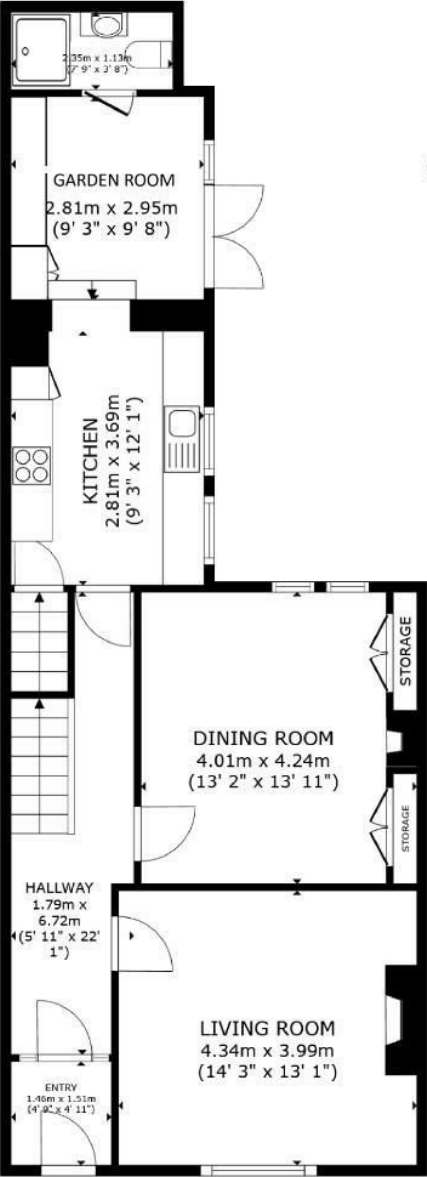
# HUNTERS<sup>®</sup>

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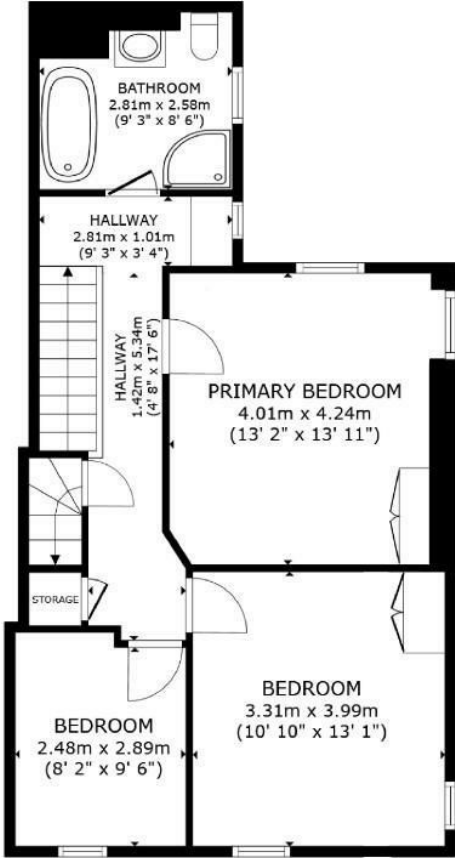
### Property Images



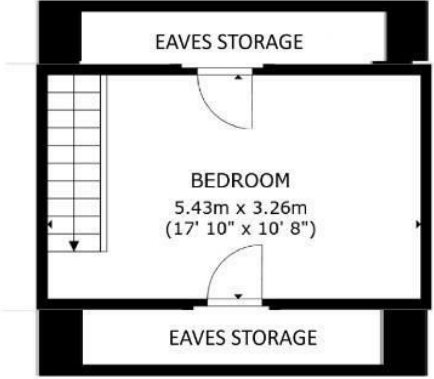
GARAGE & CELLAR NOT SHOWN



FLOOR 1



FLOOR 2

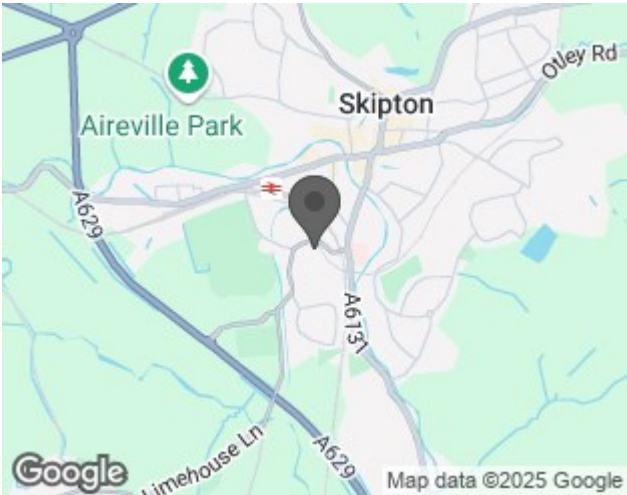


FLOOR 3



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Nestled in the charming quiet tree-lined Brooklands Terrace of Skipton, this exceptional and spacious Victorian end terrace house offers a delightful blend of original character, features and modern convenience.

With 2 large reception rooms, a garden room, WC, 3 double and 1 single bedrooms, this property is perfect for families or those seeking extra space. Outside there are attractive south-facing gardens and a large single garage / workshop.

The property has been much improved by our vendor to mention a few; - fully re-roofed including insulation in 2023 with a 10 year warranty. A new bespoke hand-built Eastburn County Furniture kitchen in 2023, new bath / shower rooms, 2 fully serviced log-burners, and Hive zoned heating.

#### CHAIN FREE

Entering the entrance lobby with attractive period-style tiled flooring through to a welcoming reception hall featuring the original staircase and cornice, setting the tone for the elegance that follows. The living room boasts a cosy wood-burner, high ceiling and centre rose, and a pleasant sunny outlook, while the attractive dining room features a multi-fuel stove, creating an inviting atmosphere for gatherings and looks out onto the gardens.

The heart of the home is undoubtedly the superb hand-built Eastburn County Furniture bespoke kitchen, equipped with high-quality integrated Neff appliances, a Quooker tap, and a Liebherr pull-out fridge, all newly fitted in 2023. Adjacent to the kitchen, the garden / breakfast room, complete with a fab butler's pantry and multi-fold doors, seamlessly connects indoor and outdoor living. The ground floor also includes a convenient refurbished WC / shower room.

Ascending to the first floor, you will find two spacious double bedrooms, a single bedroom, and a generous sized refurbished house bathroom featuring under-floor-heating, a separate shower enclosure, and a free-standing slipper bath.

The second floor offers a large versatile space room, which could serve as a large fourth bedroom, a home office, or a hobby room, complete with spacious eaves storage and a Velux window.

Outside, the property boasts delightful and private well-stocked south-facing gardens, and al fresco dining areas providing a tranquil retreat. The gardens back onto a single track train line, which is used by goods trains around 5 times a day, nothing overnight or weekends. At the front and side there are attractive cottage-style gardens and stone flagged areas. A detached large single garage with laundry / workshop space is a big plus, and there is ample on-street parking for several vehicles directly outside the property.

Situated on a quiet no-through road, this home is a rare find, combining period charm with high-quality updates,, and decorated to a high standard, making it a must-see for discerning buyers.

#### On-Line-Bullet-Points

- A spacious Well presented Victorian period family home
- Living room. Dining room. Garden room
- Superb bespoke handmade kitchen (Eastburn Kitchens) with solid oak floor
- Hand built Butlers Pantry in garden / breakfast room
- Multi-fold doors onto gardens.
- Ground floor WC. House bathroom. 4 bedrooms
- Delightful well-stocked gardens
- Large single garage / laundry room / workshop
- Short stroll into town centre, grammar schools, parks & train station
- CHAIN FREE