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ESTATE AGENTS · VALUERS · LETTING AGENTS

**THE LAST REMAINING ON A NEW DEVELOPMENT BY MESSRS
STONEBRIDGE HOMES JUST OUTSIDE SKIPTON TOWN CENTRE
A DETACHED 3 BEDROOMED FAMILY HOME WITH A SUPERB
FULL WIDTH DINING KITCHEN SITUATED AT THE HEAD OF A
CUL-DE-SAC BORDERING WOODLAND**



**12 LINDLEY MOOR AVENUE
SKIPTON**

Recently constructed by Messrs Stonebridge Homes, **this beautifully presented detached house occupies a choice plot at the head of a cul-de-sac bordering woodland, being the last remaining on the development** and having the benefit of **good parking and a generous private garden.**

The thoughtfully designed accommodation includes a **welcoming Hallway & Cloakroom, a spacious Sitting Room and a superb full width, Dining/Living Kitchen with doors to the garden;** complemented by **3 Double first floor Bedrooms** including fitted furniture to the Master, a luxury En-Suite and a stylish family Bathroom.

PRICE: £419,995

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Spencer Grange is **pleasantly located in a quiet area towards the edge of the town but is also within walking distance of the centre of Skipton, locally known as ‘The Gateway to the Dales’ with an award-winning High Street and providing an excellent choice of schools including Ermysted’s Grammar & Skipton Girls High.**

With a high specification including solar panels and a host of upgrades, the property is the final remaining plot and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALLWAY: 15’10” x 8’0” (max) with high quality flooring, deep storage cupboard, open staircase to the first floor and **CLOAKROOM** with matching flooring, low suite w.c, wash hand basin, chrome ladder radiator and window with frosted glass.

SITTING ROOM: 15’6” x 9’11” with country views to the front.



DINING KITCHEN: 18’6” x 13’4” with matching flooring, high quality wall and base units with Oak effect worktops over, stainless steel sink unit, range of integrated Bosch appliances including oven, grill & microwave, dishwasher, washing machine, fridge freezer and electric hob with glass splash back & extractor hood over, cupboard housing the Ideal combination boiler, island with breakfast bar and a very generous dining/living area with glazed uPVC doors to the rear garden.



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: with useful storage cupboard and gable end window.

MASTER BEDROOM: 11'7" x 9'7" (plus fitted quad wardrobes) with matching freestanding drawers and having lovely rural views.



EN-SUITE: 7'8" x 6'10" (max) comprising shower enclosure with sliding glass door in tiled walls, low suite w.c, wash hand basin, tiled floor, chrome ladder radiator, extractor fan and window with frosted glass.

BEDROOM 2: 13'0" x 9'7" with views over the rear garden.



BEDROOM 3: 8'7" x 13'3" (max) with views over the rear garden.

BATHROOM: 7'9" x 6'3" with 3 piece suite comprising bath with tiled panel & shower head attachment, low suite w.c, wash hand basin with cupboard under, chrome ladder radiator, tiled floor, extractor fan and window with frosted glass.

TO THE OUTSIDE

There is on-site parking to the front with an electric car charging point.

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The rear is part flagged and majority lawned enclosed by secure high level panelled fencing making it safe & secure for young children and pets.



SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

MAINTENANCE CHARGE: The management company service charge is approximately £242.08.

WARRANTY: There is a Premier 10-year warranty.

COUNCIL TAX BAND: TBC

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

POST CODE: BD23 1GG

PRICE: £419,995

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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