

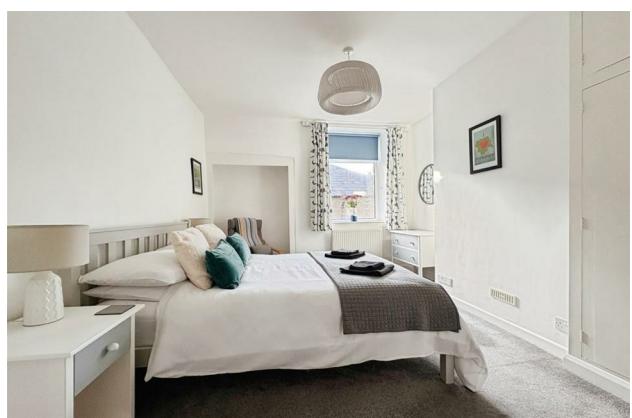
## Porri Nook, Woodland Terrace, Skipton

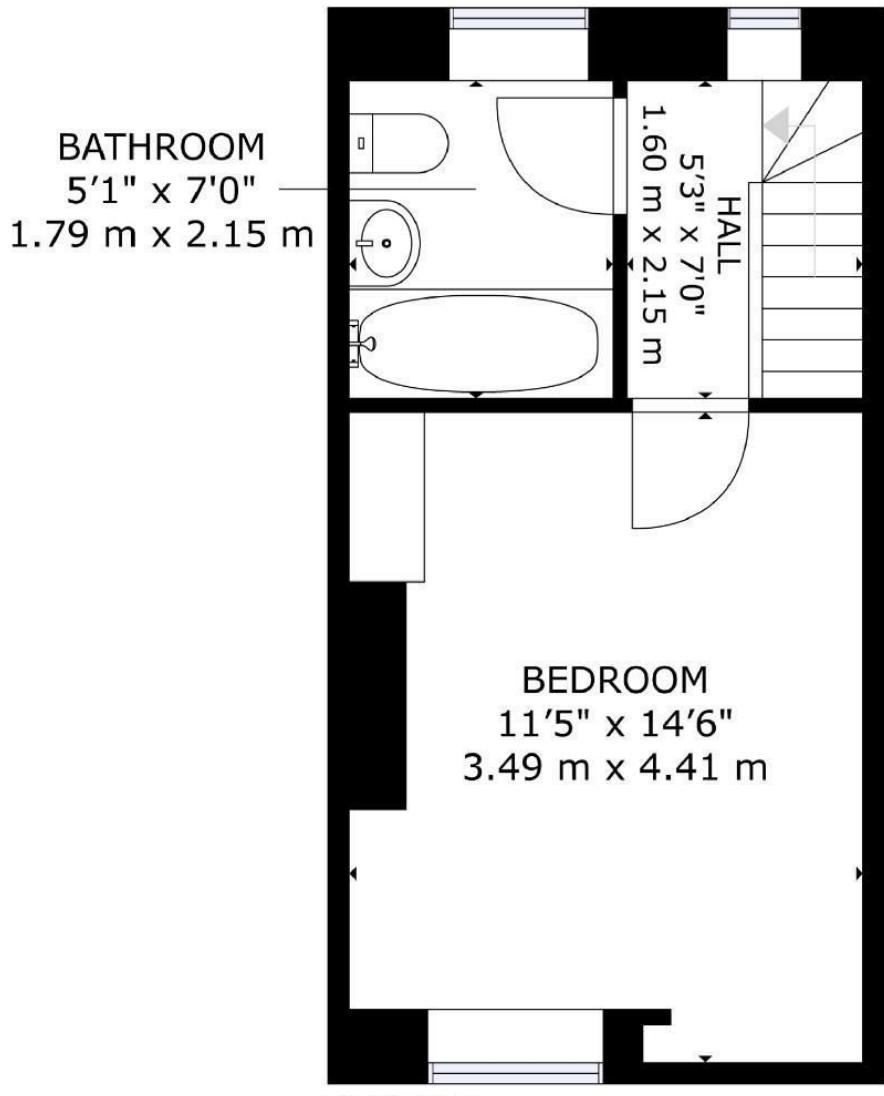
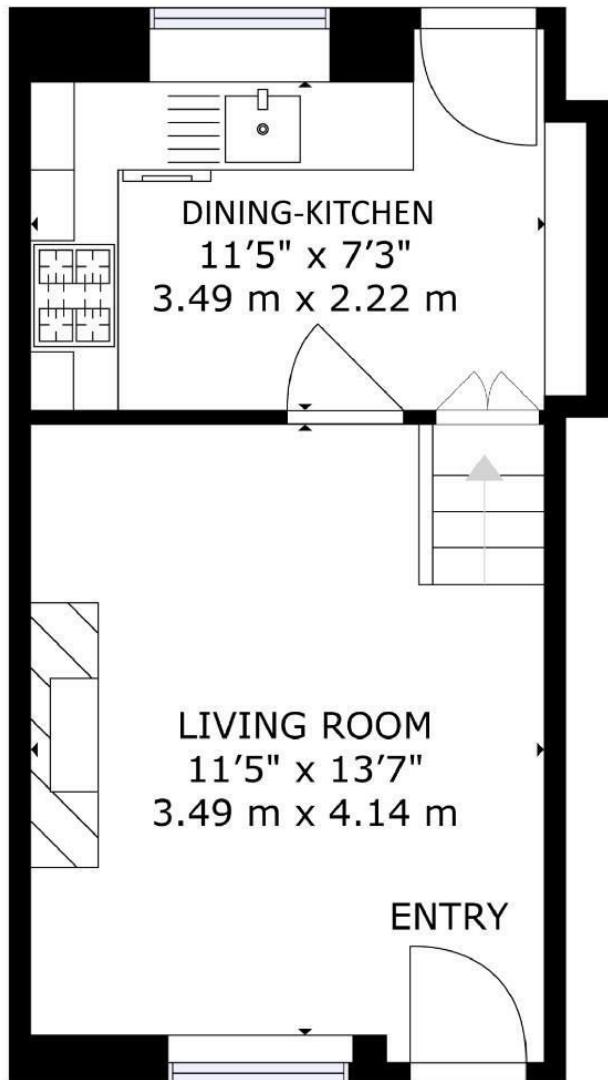
Price £175,000



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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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tucked away on Woodman Terrace, Skipton, Porri Nook is a delightful mid-terrace Georgian house offers a perfect blend of character and modern living. With a well-proportioned reception room and breakfast-kitchen, this property provides a warm and inviting space ideal for relaxation or entertaining guests. The Georgian architecture adds a touch of historical elegance, with its classic features and appealing façade, making it a lovely addition to the picturesque streets of Skipton.

This property is perfect for individuals or couples seeking a quaint home in a vibrant community. With its proximity to local amenities, shops, and transport links, you will find everything you need within easy reach. Whether you are looking to invest or find a cosy place to call home, this Georgian gem in Skipton is not to be missed. Embrace the opportunity to own a piece of history while enjoying the comforts of contemporary living.

Upon entering, you are welcomed into a cosy living room, featuring a charming coal effect gas fire that creates a warm and inviting atmosphere. The breakfast-kitchen is both practical and appealing, complete with a stable-style door that opens onto the attractive rear enclosed garden. This outdoor space is perfect for enjoying a morning coffee or hosting small gatherings, and it also includes a useful outbuilding for additional storage.

The property boasts a spacious double bedroom with built-in cupboards, providing ample room for relaxation and rest. The charming bathroom features a shower over the bath, catering to all your bathing needs. With gas-fired heating and double glazing throughout, comfort and energy efficiency are assured.

This property is offered with no forward chain, making it an ideal opportunity for first-time buyers or those looking to downsize. With its superb presentation and prime location, this Georgian gem is not to be missed. Come and experience the charm of this lovely home in Skipton.

### On-Line-Bullet-Points

- Charming Georgian mid-terrace
- Delightful, good-sized garden
- Cosy reception room
- Breakfast Kitchen
- Historic Skipton location
- Close to local amenities
- Easy access to transport
- Ideal for first-time buyers
- Perfect for singles or couples
- Viewing highly recommended