



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A MODERN 3 BEDROOMED END TOWN HOUSE COVERING  
3 FLOOR LEVELS WITH EXCELLENT PRIVATE PARKING  
AND AN UNEXPECTED LAWNED GARDEN SITUATED IN A  
POPULAR RESIDENTIAL LOCATION**



**47A SHARPHAW AVENUE  
SKIPTON**

**Constructed only 4 years ago**, this interesting end town house has **been immaculately maintained and will be of likely appeal to a wide variety of purchasers**, providing a rare opportunity to acquire a property with **excellent driveway parking and a child & pet friendly garden in an affordable price range.**

The light & airy accommodation includes a **Porch, good sized open plan Sitting Room & Dining Kitchen with access to the garden**, 2 first floor Bedrooms, a modern Bathroom suite and a **superb 2<sup>nd</sup> floor Master Bedroom with 2 Velux windows and fitted furniture to the eaves.**

**PRICE: £220,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Sharphaw Avenue is pleasantly located away from the bustling town centre but also **within comfortable walking distance of amenities in this extremely popular town**, well known for its award-winning High Street and providing **an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.**

**Early viewing is strongly advised to avoid disappointment**, with the accommodation in detail comprising:

### **TO THE GROUND FLOOR**

Part glazed composite door to:

**PORCH:** 6'0" x 4'9" with matted flooring, worktop, side window, cupboard housing the Ideal combination boiler.

**SITTING ROOM:** 18'0" x 14'0" (avg) with enclosed staircase to the first floor, cupboard under with space for fridge & washer and open plan layout to:



**DINING KITCHEN:** 18'1" x 11'4" with range of wall and base units with worktops over incorporating composite sink unit & drainer, oven & 4 ring electric hob with glass splash back and extractor over, vinyl flooring and glazed doors to the 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 enclosed staircase to the second floor.

**BEDROOM 2:** 10'3" x 8'9" with far reaching views across the valley.



**BEDROOM 3 / STUDY:** 8'10" x 5'9" (avg).



**BATHROOM:** 6'4" x 5'10" with modern 3 piece suite in white comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash basin, majority tiled walls, Vinyl flooring and window with frosted glass.

## TO THE SECOND FLOOR

**BEDROOM 2:** 11'0" x 14'10" (avg) with fitted cupboards, drawers & wardrobes and 2 Velux windows.

## TO THE OUTSIDE

There are 3 block paved parking spaces on a private driveway to the front and a timber gate to the rear.

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The rear garden is an unexpected standout feature including a flagged patio, a generous lawn and a useful timber shed.



**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.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band B.

**POST CODE: BD23 2QL**

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

**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.

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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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