



**52 REGENT DRIVE
SKIPTON**



**A SUPERB EXTENDED 4 BEDROOMED
SEMI-DETACHED FAMILY HOME
SITUATED WITHIN SHORT WALKING
DISTANCE OF SKIPTON TOWN CENTRE**

PRICE: £479,950

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Occupying a favourable corner plot on the popular Regents estate, this impressive property has been substantially extended & upgraded by the current owners, now forming a beautifully presented family home with a versatile 4 or 5 bed roomed layout, part of which could be used as a readymade annexe for relatives or to generate an income from an Airbnb (as has been the case with our vendors).

The accommodation covers circa 1425 sq ft, briefly comprising: a bay fronted Sitting Room with solid fuel stove and a light & airy open plan Dining Kitchen & Living Room, with the remaining ground floor forming the potential annexe including a further Bedroom, Shower Room and a Utility/Kitchenette with an external door. There are 4 first floor bedrooms including a luxury Master with a large En-Suite, as well as a modern House Bathroom.

Regent Drive is located close to a popular park and within a 10 minute walk of the centre of the bustling market town of Skipton, known for providing an excellent range of pubs, bars & eateries, whilst still having a traditional High Street market, a medieval castle and a choice of highly regarded schools in catchment with particular reference to Water Street Primary, Skipton Girl's High & Ermysted's Grammar.

Of likely appeal to a variety of prospective purchasers, the property is offered with no forward chain, is highly recommended for closer inspection and in detail comprises:

New composite door & window to:

HALLWAY: with Oak effect flooring, staircase to the first floor, door to sitting room and sliding doors to separate the annexe side if required.

SITTING ROOM: 13'2" x 13'10" (into bay window) with matching flooring, solid fuel stove, picture rail and fitted shelf.

DINING KITCHEN & LIVING ROOM: 18'0" x 16'3" a superb extended light & airy room with 2 Velux windows and further windows & glazed uPVC door to the rear, range of modern kitchen units, stainless steel sink, integrated dishwasher, space for American style fridge freezer, range style oven with 5 ring gas hob, tiled splash & concealed extractor hood, Oak effect flooring, deep under stairs store and 2 doors to the inner hall.



INNER HALL: with matching flooring.

BEDROOM 5 / STUDY / SNUG: 13'10" x 8'8" a versatile room - most recently used as an Airbnb bedroom.

UTILITY / KITCHENETTE: 11'9" x 7'6" with base units, space for washer & dryer, composite sink, fitted fridge, Worcester combination boiler, Oak effect flooring and half glazed uPVC door providing self contained access if used as an annexe or Airbnb.



SHOWER ROOM: 7'6" x 6'10" with large walk-in shower, low suite w.c, pedestal wash basin, tiled floor and large window with frosted glass.

TO THE FIRST FLOOR

LANDING: with ladder access to part boarded attic.

MASTER BEDROOM: 15'4" x 11'10" a very generous double room with an open outlook to the front.



LARGE EN-SUITE: 11'10" x 5'5" with new luxury suite comprising large dual head shower enclosure, low suite w.c, pedestal wash basin, ladder radiator, 2 windows with frosted glass, vinyl flooring and ample space for storage shelves.

TO THE OUTSIDE

There is a lawned fore garden and a driveway providing parking for 2 cars. There is a sitting out area to the side and a door to the utility.

The rear is part flagged and majority lawned enclosed by established borders.



BEDROOM 2: 10'5" x 13'6" (into bay window) with fitted wardrobes and pleasant aspect to the front.

BEDROOM 3: 10'11" x 10'4" with view over the rear garden.



BEDROOM 4: 7'0" x 6'0" with open aspect to the front.

BATHROOM: 6'7" x 6'0" with 3 piece suite comprising panelled bath with shower over, bracket wash basin, low suite w.c, vinyl flooring, chrome ladder radiator and window with frosted glass.

SERVICES: Mains water, drainage, gas 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: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

POST CODE: BD23 1AY

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, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

PRICE: £479,950

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

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

