



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL PRESENTED 3 BEDROOMED SEMI-DEATCHED BUNGALOW WITH A NEW SHOWER ROOM, A CONSERVATORY, DRIVEWAY PARKING AND LOW MAINTENANCE GARDENS SITUATED IN A POPULAR RESIDENTIAL AREA



**52 MOORVIEW WAY
SKIPTON**

Commanding far reaching views towards Embsay Crag & Skipton Moor and having low maintenance gardens to the front & rear, this 3 Bedroomed semi-detached bungalow has been well cared for & maintained including the installation of a new Shower Room; also having the additional benefits of a generous block paved driveway providing parking for several cars, a detached Garage and a Conservatory with hilltop views.

PRICE: £315,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Moorview Way is located in a popular residential area **within walking distance of Skipton town centre which provides** a variety of shops, cafes, bars & restaurants, a medieval castle and a historic market high street. The town is also **well known for having a fantastic choice of primary schools as well as Skipton Girls High and Ermysted's Grammar**, providing good reason why Skipton has recently been voted **'the happiest place to live in the UK'**.

Recommended for closer inspection, the property is offered with **no forward chain** and in detail comprises:

Glazed door to:

HALL: 16'11" x 7'1" (max) with deep store cupboard and access to boarded roof void.

SITTING ROOM: 15'3" x 13'9" with long distance views towards Embsay Crag, wall mounted electric fire and display plinth.



KITCHEN: 9'11" x 9'11" with range of wall and base units, laminate worktops over incorporating 1½ bowl composite sink & drainer, electric oven, recess for microwave, washer plumbing, electric hob with concealed extractor hood over, integrated fridge freezer, Vaillant combination boiler, vinyl floor and majority glazed door to the driveway.



BEDROOM 1: 12'10" x 9'0" (plus deep range of mirror fronted wardrobes).

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



BEDROOM 2: 10'1" x 9'9" with fitted wardrobe.



BEDROOM 3 / DINING ROOM: 9'8" x 8'1" with fitted cupboards and glazed doors to the conservatory.

NEW SHOWER ROOM: 7'5" x 6'4" comprising large walk-in shower enclosure, low suite w.c, wash hand basin with cupboard below, tiled walls & floor, chrome ladder radiator, frosted uPVC window and extractor fan.



CONSERVATORY: 16'2" x 4'7" with tiled floor and glazed patio doors to the garden.

TO THE OUTSIDE

A block paved driveway provides parking for several vehicles and/or a caravan or motorhome and gives access to a **DETACHED GARAGE:** 16'11" x 8'3" with electric up-and-over door and power & light.

The low maintenance front garden comprises a shaped lawn, an area of planting and a further pebbled area.

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



The rear garden is majority flagged for ease of maintenance and comprises planted borders, a small rockery, space for a greenhouse and a cold water tap; the whole having panelled fence boundaries and enjoying lovely views towards Skipton moor.



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

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.

POST CODE: BD23 2JW

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.

PRICE: £315,000 – NO CHAIN **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.