



**14 FALLOWFIELD
SKIPTON**



A VERSATILE 3 BEDROOMED SEMI-DETACHED HOUSE STANDING ON A GENEROUS CORNER PLOT WITH EXCELLENT DRIVEWAY PARKING, A GARAGE AND LOVELY GARDENS SITUATED IN A POPULAR LOCATION WITH VIEWS TOWARDS SKIPTON MOOR

PRICE: £335,000

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





Occupying a larger than average corner plot including block paved driveway parking for 3/4 cars, a garage with an electric door and generous gardens, this light & airy semi-detached property provides versatile living space including a ground floor Bedroom & Wet Room, a further Bathroom Room to the 1st floor and 2 additional Bedrooms (with the large Master enjoying fabulous elevated views towards Skipton Moor).

Fallowfield is set in a quiet position on the sought after Regents Estate in the historic market town of Skipton, providing many independent shops & restaurants and within catchment for excellent nurseries & primary schools as well as the highly acclaimed secondary schools of Skipton Girls High and Ermysted's Grammar.

Also including a spacious open plan Living Room & Dining area leading to a Conservatory extension, the property is recommended for closer inspection and in detail comprises:

Composite stable style door to:

HALL: with Vinyl flooring, ceiling downlights and opening to:

KITCHEN: 12'6" x 8'0" with matching flooring with wall and base units, worktops over, stainless steel sink unit & drainer, space for washer, dryer & tall fridge/freezer, oven & 4 ring gas hob with extractor hood over, ceiling downlights and picture window to the front.



SITTING ROOM: 17'8" x 11'8" with picture window to the front and open plan layout to:



DINING ROOM: 10'9" x 8'5" with glazed sliding doors to:

CONSERVATORY: 12'3" x 9'0" with windows on 3 sides and glazed door to the garden.



INNER HALL: with useful store cupboard and staircase to the first floor.

BEDROOM 3: 11'7" x 10'5" with view over the rear garden and towards Skipton Moor.



SIDE HALL: with Vinyl flooring, half glazed external door to the side and folding door to:



WET ROOM: 5'1" x 3'10" with tiled walls, composite flooring, shower with grab rail & fitted seat, low suite w.c., wash basin, extractor fan and window with frosted glass.

TO THE FIRST FLOOR

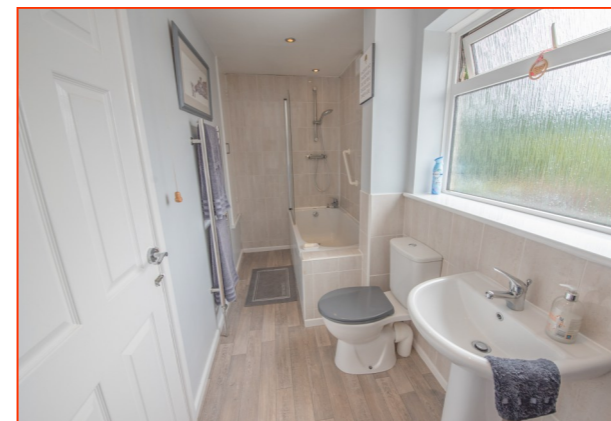
LANDING: with folding door to store/airing cupboard.

BEDROOM 1: 14'4" x 9'5" with 2 picture dormer windows with views towards Skipton Moor, deep cupboard housing the Viessmann combination boiler (2021) and further cupboard with hanging rail.



BEDROOM 2: 14'8" x 9'3" with pleasant open aspect from dormer window to the front.

BATHROOM: 14'4" x 4'8" with 3 piece suite in white comprising bath with shower over & glass screen, low suite w.c., pedestal wash basin, chrome ladder radiator, part tiled walls, Vinyl flooring, deep fitted airing cupboard, ceiling downlights and window with frosted glass.



TO THE OUTSIDE

A generous block paved driveway provides parking for 3/4 cars with a side gate to the rear and access to the **DETACHED GARAGE:** 15'5" x 7'10" with electric up-and-over door, power & light and side window & door.

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 is part flagged and majority lawned enclosed by established hedgerows providing a high degree of privacy with views towards Skipton Moor. There is also a useful timber shed.



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 1BN

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.

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

