45 Burnside Crescent, Skipton, BD23 2BT

Asking Price £259,950

- THREE BED SEMI DETACHED
- OCCUPYING A GENEROUS PLOT
- AMPLE ONSITE PARKING
- GROUND FLOOR W.C
- CONSERVATORY
- THOUGHTFULLY AND EXTENSIVELY MODERNISED
- FRONT AND REAR GARDEN
- DETACHED GARAGE
- MODERN DINING KITCHEN
- VIEWING A MUST

2 Garrs Lane, Grassington, North Yorkshire, BD23 5AT
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Beautifully modernised three-bedroom semi-detached home featuring a bright conservatory, spacious living areas, ample off-road parking, detached garage, and well-kept gardens to front and rear. Stylish, practical, and move-in ready — this one won't be around for long.

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Council Tax Band: B

PROPERTY DETAILS

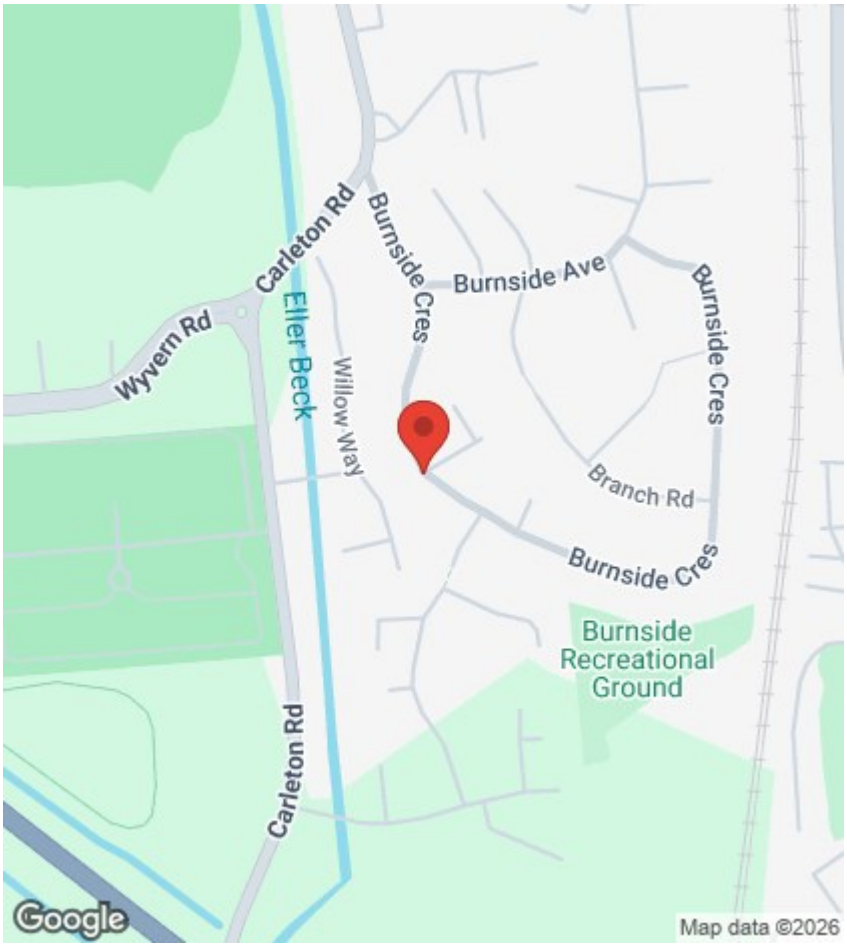
Having been lovingly cared for by the same owners since 1987, this exceptional three-bedroom semi-detached home now presents a wonderful opportunity for new owners to step in and enjoy all it has to offer. Over the years, the property has been thoughtfully and extensively modernised, creating a stylish and comfortable family home that perfectly balances character and contemporary living.

Occupying a generous plot, the property benefits from ample on-site parking, an attractive front garden, a detached garage, and a beautifully paved rear garden designed for easy maintenance and outdoor enjoyment. To the side of the house lies an additional grassed area which, we understand, may be available to purchase from the local authority for a nominal fee, offering exciting potential to significantly extend the garden space and further enhance the outdoor setting.

As you step inside, it quickly becomes clear why an internal viewing is strongly recommended. The welcoming sitting room is a warm and inviting space, featuring an attractive fire surround that forms a charming focal point whilst offering pleasant views across the garden. The modern dining kitchen is both stylish and practical, well-equipped with contemporary fittings and providing direct access to the rear garden, perfect for family life and entertaining alike. A particularly useful cloakroom adds convenience to the ground floor layout. Two steps lead down to the delightful garden room/conservatory, a bright and versatile addition that provides an ideal space to relax and enjoy.

The first floor opens onto a spacious landing enhanced by a side elevation window, allowing natural light to flood the area. There are two well-proportioned double bedrooms, along with a generous single bedroom that would serve equally well as a nursery, guest room, or home office. Completing the accommodation is a stylishly appointed shower room, finished to a high standard.

Situated on Burnside Crescent, within a small and well-regarded residential development on the fringes of both Carleton and Skipton, the property enjoys a peaceful yet highly convenient location. Skipton town centre is within easy walking distance, offering the charm and amenities of a bustling market town, excellent recreational facilities, excellent schooling for all ages and superb transport links for commuters.
This is truly a home that must be viewed to be fully appreciated — an opportunity not to be missed.

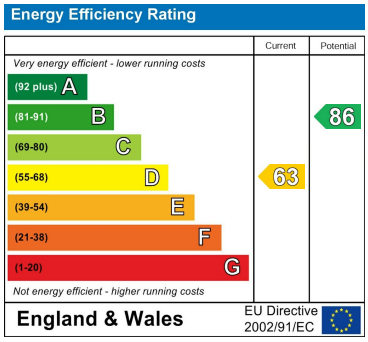


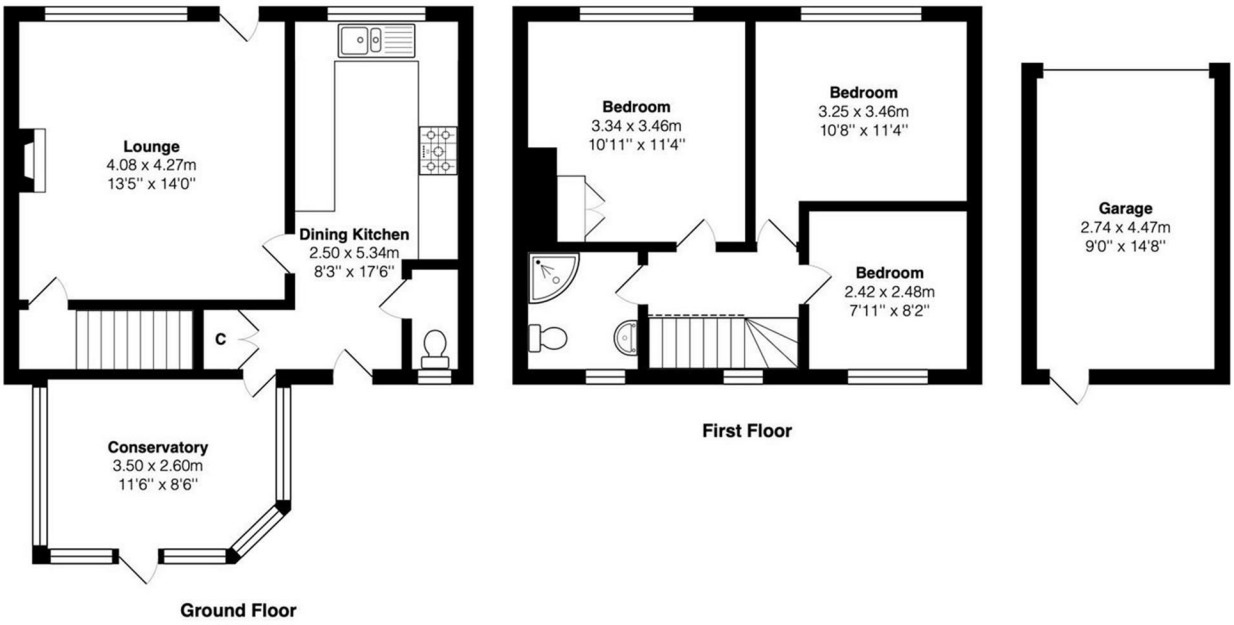
Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D





Total Area: 93.6 m² ... 1008 ft²

All measurements are approximate and for display purposes only

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