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A SIGNIFICANTLY IMPROVED 3 BEDROOMED SEMI-DETACHED FAMILY HOME WITH A GARAGE & DRIVEWAY AND A LARGE LAWNED GARDEN SITUATED IN A HIGHLY REGARDED RESIDENTIAL LOCATION



**9 AIREDALE AVENUE
SKIPTON**

Undoubtedly having one of the biggest & best lawned gardens in the local area, this semi-detached property has been the subject of full modernisation by the current owner, briefly comprising: a welcoming Hallway, good sized Sitting Room with sliding pocket doors and a superb full width Dining/Living Kitchen with bi-fold doors to the garden, complemented by 3 well proportioned Bedrooms and a stylish House Bathroom.

Airedale Avenue is **pleasantly located in a quiet area towards the edge of the town but is also within comfortable walking distance of the centre of Skipton**, well known for its award-winning High Street and providing **an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.**

PRICE: £350,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having private driveway parking and a large garage with a utility area & w.c, the property is offered with **no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

HALL: 12'1" x 6'11" with oak flooring, open staircase to the first floor with store under and doors to the sitting room and the kitchen.



SITTING ROOM: 12'11" x 12'10" with 2 wall light points, modern electric fire and sliding oak pocket doors to:

DINING / LIVING KITCHEN: 20'3" x 11'1" with range of gloss grey wall and base units, quartz worktops, 1½ bowl stainless steel sink, eye level oven & integrated microwave, concealed integrated washer & dishwasher, breakfast bar with 4 ring electric hob & extractor hood over, half glazed door to the driveway, tiled floor (with under floor heating), generous dining area with wall TV point and bi-fold doors to the rear garden.



TO THE FIRST FLOOR

LANDING: with gable end window.

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 1: 11'9" x 10'2" with lovely elevated views over the rear garden.



BEDROOM 2: 10'7" x 10'2".



BEDROOM 3: 7'9" x 6'1" with similar views to bedroom 1.

BATHROOM: 8'10" x 6'10" (max) with modern 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin with drawers under, illuminated mirror, chrome ladder radiator, tiled walls & floor (with under floor heating), large window with frosted glass and deep storage cupboard over the stairs housing the combination boiler.

TO THE OUTSIDE

There is a lawned foregarden and a private driveway providing parking and giving access to a:

DEEP GARAGE: 21'4" x 9'0" with electric roller shutter door, side window and door, fitted workbench, rear utility area with space for dryer and very useful w.c. There is also an adjoining **STORE:** 12'0" x 3'7" with access from a lower level.

The rear garden is a standout feature which includes a flagged sitting out area with iron railings & feature lighting and a large beautifully maintained lawn enclosed by upgraded panelled fencing and established hedgerows, the whole being safe & secure for a family with young children & pets.

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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 2LL

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



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