



30 Shortbank Road, Skipton, BD23 2LH

Asking Price £325,000

- DECEPTIVELY SPACIOUS INNER TOWN HOUSE
- CONSERVATORY
- FULLY BOARDED LOFT SPACE WITH VELUX WINDOW
- LARGE SUMMER HOUSE
- GOOD TRANSPORT LINKS
- GENEROUS ENCLOSED LANDSCAPED GARDEN
- REFITTED KITCHEN
- UTILITY/STORAGE/OFFICE SPACE
- CLOSE TO AMENITIES
- EXCELLENT LOCAL SCHOOLS

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A deceptively spacious and beautifully presented inner townhouse, providing stylish three-bedroom accommodation finished with excellent attention to detail. The property enjoys a mature enclosed rear garden, complemented by an impressive large summer house and an adjoining versatile space ideal as a utility room, storeroom or office space.



Council Tax Band: C



PROPERTY DETAILS

A deceptively spacious and beautifully presented inner town house. At first glance the property appears unassuming, yet inside it reveals an outstanding home of exceptional quality, offering stylish three-bedroom accommodation finished with impressive attention to detail. The house benefits from gas central heating, UPVC sealed unit double glazing and a range of high-quality contemporary fittings and fixtures throughout, creating a home that is both elegant and comfortable. One of its most captivating features is the wonderfully established enclosed rear garden, complemented by an unusually large summer house and an adjoining generously sized utility, storeroom or workshop — a space full of possibilities for hobbies, working from home or creative pursuits.

This attractive home enjoys a pleasant position within a popular residential area, located just around half a mile from the wide range of amenities available in the centre of Skipton. At the same time, the surrounding moors and picturesque open countryside are close at hand, offering the perfect balance between town convenience and rural access.

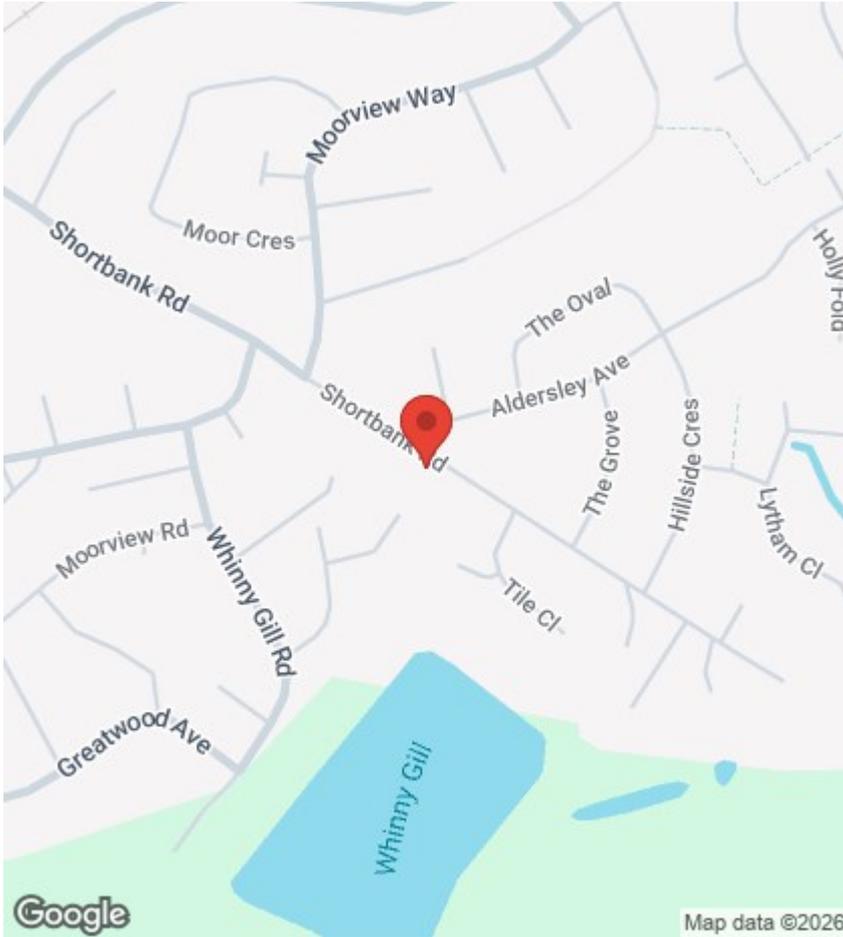
Strongly recommended for inspection, the property offers an inviting and well-planned layout. An entrance porch leads into a welcoming hallway with useful under-stairs storage. To the front of the house, the living room provides a warm and relaxing space featuring an attractive fireplace. To the rear, the superbly re-fitted kitchen has been thoughtfully designed with a stylish range of contemporary units and integrated appliances, creating a practical yet impressive hub of the home. The kitchen flows through to a light-filled conservatory which enjoys delightful views across the garden, making it the perfect spot to relax while overlooking the beautifully landscaped outdoor space. Just off the kitchen there is also a versatile additional room currently used as a utility and office, providing valuable flexibility for modern living.

On the first floor, the accommodation continues to impress with three well-proportioned bedrooms and a superbly appointed bathroom fitted with a stylish three-piece suite. The principal bedroom benefits from a freestanding shower, while the second double bedroom features built-in wardrobes, providing useful storage and a sense of space. There is also a fully boarded loft space with Velux window and light.

Outside is where the property truly comes into its own, especially for those with a passion for gardening and outdoor living. To the front there is a small garden while the rear reveals a generous enclosed garden that has been imaginatively designed and lovingly established. A charming pond creates a peaceful focal point with water feature, complemented by attractive planting, paved seating areas and plenty of places to relax or entertain. The large summer house offers an inviting retreat within the garden, ideal for enjoying the surroundings throughout the seasons, while a timber shed provides further practical storage. A useful side passage also gives access through to the front of the property.

Surrounded by stunning countryside, the historic market town of Skipton — often known as “The Gateway to the Dales” — offers an excellent range of shops, amenities, services and recreational facilities, together with highly regarded primary and secondary schooling. The town also provides convenient connections to the business centres of West Yorkshire and East Lancashire, making it an ideal base for those seeking both rural beauty and accessible commuting.

This is a home that surprises and delights at every turn, offering stylish interiors and a truly special garden setting that will particularly appeal to those who appreciate outdoor living.



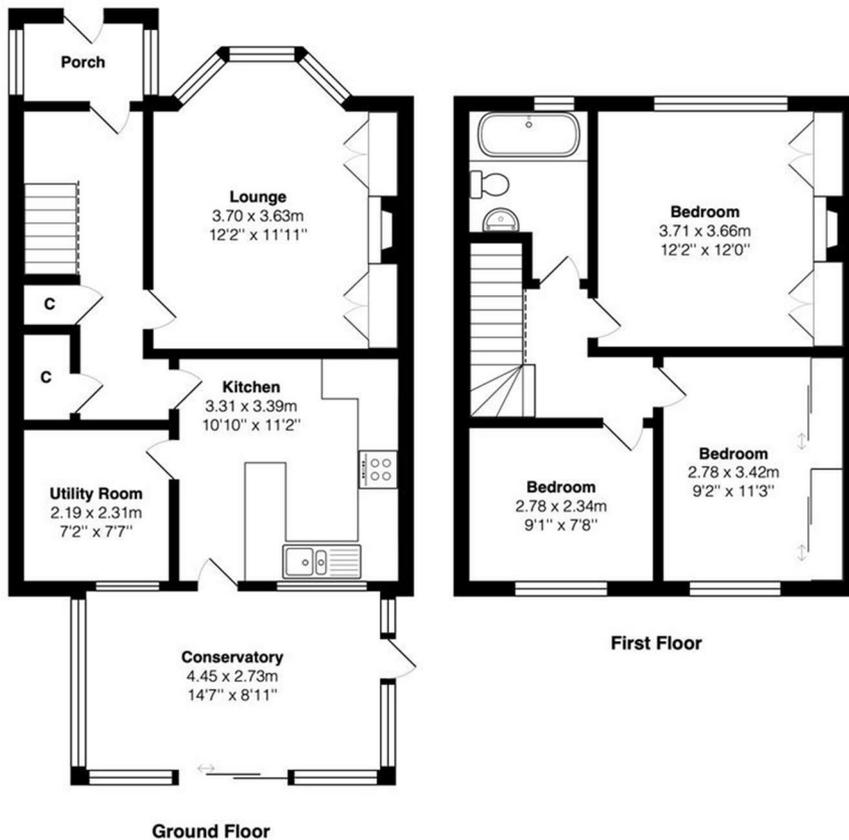
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 97.9 m² ... 1053 ft²

All measurements are approximate and for display purposes only