



**53 Otley Road, Skipton, BD23 1HJ**

**Asking Price £399,950**

- THREE BED SEMI DETACHED
- GENEROUS OFF ROAD PARKING
- GROUND FLOOR W.C
- STYLISH KITCHEN
- NO ONWARD CHAIN
- GARAGE
- BEAUTIFULLY LANDSCAPED GARDENS
- IMPRESSIVE LIVING/DINING ROOM
- VERSATILE ATTIC ROOM
- CLOSE TO TOWN CENTRE AND AMENITIES

# 53 Otley Road, Skipton, BD23 1HJ

An exceptional extended 3 bedroom semi-detached home, offering beautifully presented family accommodation, stunning gardens, ample parking and a garage, all within walking distance of Skipton town centre and available with no onward chain.



Council Tax Band: D



## PROPERTY DETAILS

Offered for sale with no onward chain, this exceptional and substantially extended 1930s semi-detached residence presents a rare opportunity to acquire a beautifully appointed family home in one of Skipton's most sought-after residential locations.

Occupying a prestigious position on Otley Road, within comfortable walking distance of Skipton's vibrant town centre, the property seamlessly combines period charm with contemporary living. Thoughtfully enhanced by the current owners, the home offers spacious and versatile accommodation throughout, complemented by high-quality fixtures and fittings, gas central heating, UPVC double glazing, generous parking provision and superb landscaped gardens.

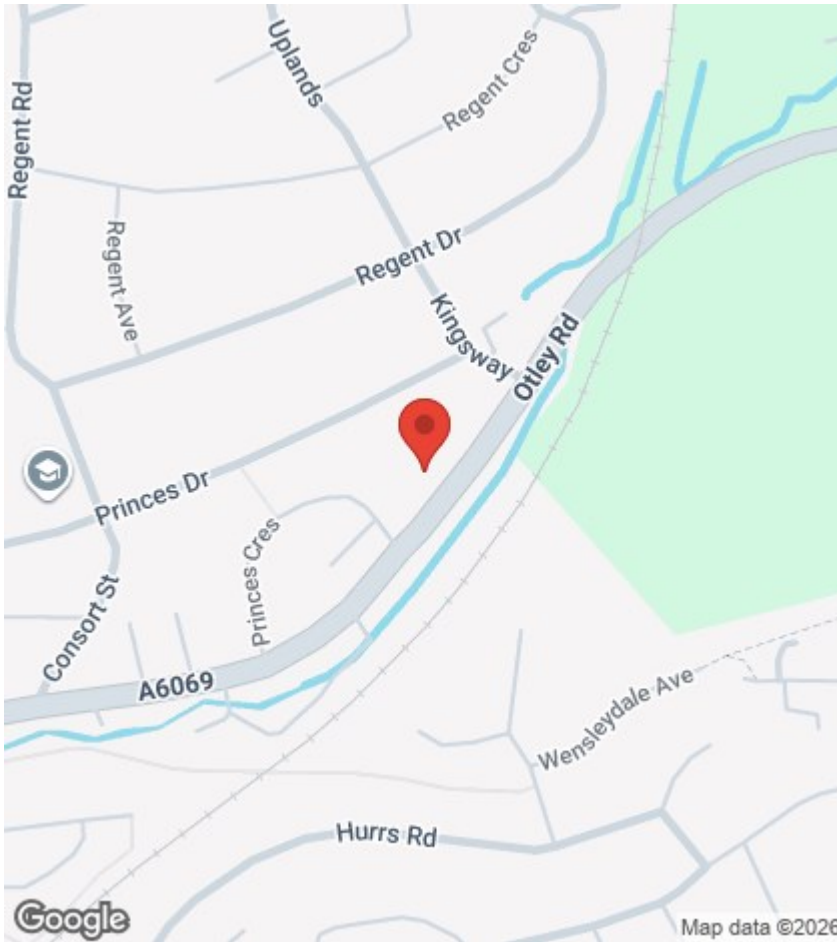
The accommodation opens with a welcoming entrance vestibule leading into an elegant reception hallway. To the front elevation is a charming sitting room featuring a log burner effect gas stove, creating a warm and inviting atmosphere. The true heart of the home is the impressive extended living and dining room, a superb open space ideal for both family life and entertaining, complete with a second gas stove. The stylish fitted kitchen is well-equipped with an extensive range of cabinetry, complementary work surfaces, integrated appliances and a range cooker. A rear entrance hall and useful cloakroom/WC complete the ground floor accommodation.

To the first floor, there are three generously proportioned bedrooms together with a beautifully presented four-piece family bathroom featuring a contemporary white suite. A useful attic room, accessed via a pull-down ladder from the landing, provides valuable additional space with a Velux roof window and under-eaves storage, making it ideal as a home office, hobby room or occasional guest accommodation.

Externally, the property enjoys equally impressive surroundings. To the front, a raised flagged area with flower border enhances the attractive kerb appeal, while a block-paved driveway provides access to the attached garage. The rear garden is a particular feature of the property, having been thoughtfully landscaped to create a private and well-established outdoor space. Offering generous lawned areas, mature planting, and paved seating terraces, it provides an ideal setting for outdoor entertaining, relaxation and family enjoyment. A second driveway, accessed from Princes Drive, offers extensive off-road parking for multiple vehicles.

Skipton is widely regarded as one of the most desirable market towns in the UK, renowned for its excellent schools, superb transport connections and proximity to the stunning Yorkshire Dales National Park. The town offers an excellent range of amenities, including its historic castle, picturesque canal and bustling High Street, home to an array of independent shops, cafés, bars and restaurants. Regular rail services to Leeds and Bradford, together with excellent road links across West Yorkshire and East Lancashire, make Skipton an ideal location for both families and commuters alike.

Properties of this quality, character and scale are rarely available on the open market. Early viewing is highly recommended to fully appreciate the exceptional accommodation and lifestyle opportunity on offer.

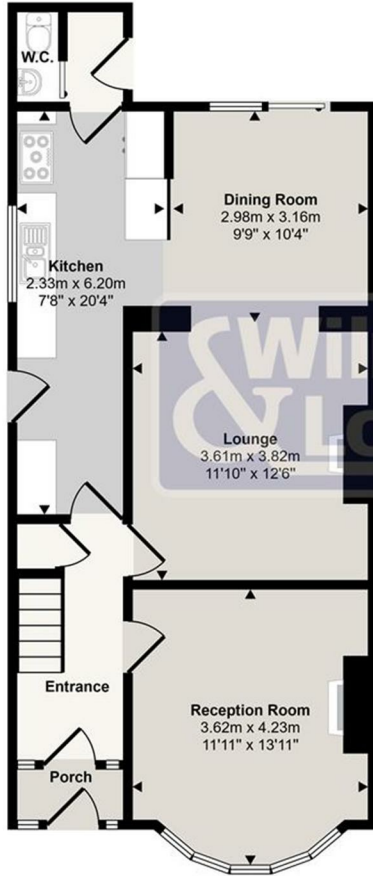


## Viewings

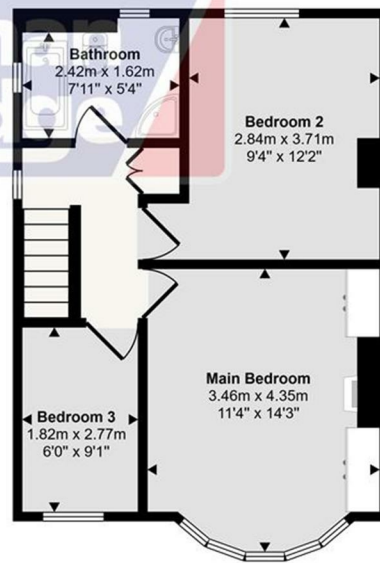
Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

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



Ground Floor  
Approx 64 sq m / 685 sq ft



First Floor  
Approx 42 sq m / 454 sq ft