



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 2 BEDROOMED TERRACED HOUSE
SITUATED IN A HIGHLY REGARDED LOCATION CLOSE
TO THE TOWN CENTRE**



**13 NELSON STREET
SKIPTON**

TO THE GROUND FLOOR

New part glazed composite door to:

HALLWAY: 13'5" x 3'5" with oak flooring, attractive plaster archway and staircase to the first floor.

SITTING ROOM: 11'1" x 10'11" with matching flooring, fireplace and cupboards to sides.

PRICE: £925 per month

Tel: 01535 637333

www.wilman-wilman.co.uk

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



DINING KITCHEN: 13'2" x 10'2" with range of wall and base units, worktops, stainless steel sink unit, oven and 4 ring gas hob with extractor over, fridge freezer (not to be replaced if broken), space for dishwasher, part tiled walls, tiled floor, generous dining space, new stable style composite door to the rear and useful **UTILITY AREA** with washer plumbing, space for dryer and modern Ideal combination boiler.



TO THE FIRST FLOOR

LANDING: 14'9" x 5'1" with study space with power.



BEDROOM 1: 9'3" x 14'10" (into fitted wardrobes) with 2 windows to the front.

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 2: 9'5" x 8'0".



BATHROOM: 8'6" x 8'1" with panelled shower bath with glass screen, low suite w.c, wash hand basin, part tiled walls, tiled floor and Velux window.

TO THE OUTSIDE

There is a flagged foregarden and an enclosed flagged rear yard on the south west side. There is also a useful external stone store.



COUNCIL TAX BAND: Band B.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD23 2DT

VIEWING: Please contact the Letting Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

RENT: £925 per month

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

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.