



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL 3 BEDROOMED TERRACED HOUSE
SITUATED WITHIN COMFORTABLE WALKING DISTANCE
OF THE TRAIN STATION AND SKIPTON TOWN CENTRE**



39 THORNTON STREET SKIPTON

This traditional terraced family home briefly comprises a **generous Sitting Room, a Dining Kitchen and a useful Utility & storage area**, being complemented by **3 well proportioned first floor Bedrooms** and a modern Bathroom suite.

Thornton Street is conveniently located within comfortable walking distance of the centre of Skipton, well known for its award-winning High Street hosting a wide choice of shops & restaurants and providing excellent schools including **Ermysted's Grammar & Skipton Girls High**.

PRICE: £159,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Offered with no forward chain, the accommodation comprises:

TO THE GROUND FLOOR

uPVC door to:

SITTING ROOM: 15'1" x 12'11" with electric fire, laminate flooring and enclosed staircase to the first floor.



DINING KITCHEN: 12'1" x 11'10" with wall and base units, stainless steel sink unit & drainer, washer plumbing, oven & 5 ring gas hob set within tiled chimney breast with extractor fan, integrated fridge, laminate flooring, cupboard housing the ideal combination boiler and half glazed uPVC door to the rear.



UTILITY: 7'1" x 3'8" with worktop and useful storage space under the stairs.

TO THE FIRST FLOOR

LANDING: with storage cupboard over the stairs.

BEDROOM 1: 13'0" x 7'11" with view over the bowling green.

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: 9'9" x 6'9" with laminate flooring and similar views.



BEDROOM 3: 9'3" x 6'9" with laminate flooring.



BATHROOM: 9'1" x 5'0" comprising panelled bath with shower over & glass screen, low suite w.c, pedestal wash hand basin, tiled floor and part tiled walls.

TO THE OUTSIDE

There is an enclosed yard to the rear on the south west side, also including a useful external store. Street parking is available to the front.



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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band A.

POST CODE: BD23 1ST

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.

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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