



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A SIGNIFICANTLY IMPROVED TERRACED HOUSE WITH A MODERN OPEN PLAN LAYOUT AND 2 DOUBLE BEDROOMS SITUATED IN A CONVENIENT RESIDENTIAL AREA CLOSE TO THE TOWN CENTRE



3 CASTLE STREET SKIPTON

Recently the subject of comprehensive modernisation, this ready-made terraced house provides modern light & airy accommodation, with the standout feature being a superb open plan Living Room & Breakfast Kitchen complemented by 2 Double Bedrooms and a stylish Shower Room. Externally there is an easily maintained flagged yard which enjoys a good degree of privacy.

The property is located on a **cobbled street within a stone's throw of the centre of this extremely popular town**, well known for its award-winning High Street and providing an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.

PRICE: £175,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Very well presented with no further expenditure required, the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed composite door to:

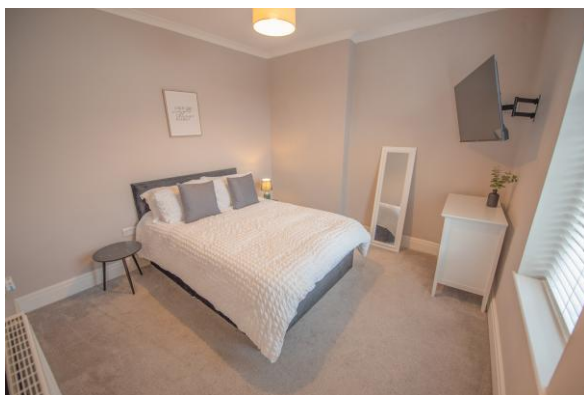
HALL: 5'9" x 3'4" with matted flooring, coat hooks and staircase to the first floor.

OPEN PLAN LIVING ROOM & BREAKFAST KITCHEN: 19'3" x 16'9" with range of modern units, Quartz worktops, sink unit with drainer, oven & 4 ring gas hob with contemporary extractor hood over, washer plumbing, part tiled walls, ceiling downlights, cupboard housing the Ideal combination boiler, deep understairs store, half flagged uPVC door to the rear, breakfast bar with space for 4 stools, laminate flooring and panelled media wall to the living room with fitted cupboards, shelves, TV point and feature lighting.



TO THE FIRST FLOOR

LANDING: 13'10" x 5'5" with fitted airing cupboard and access to the loft.



BEDROOM 1: 11'0" x 10'7" with coved ceiling and wall TV point.

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: 11'1" x 8'3" with coved ceiling and wall TV point.

SHOWER ROOM: 8'8" x 5'2" a contemporary suite comprising large walk-in shower with dual heads & fixed glass screen, low suite w.c, sink unit on tiled sill with cupboards under and large mirror with motion sensor, feature lighting, chrome ladder radiator, ceiling downlights, tiled walls & floor, extractor fan and window with frosted glass.



TO THE OUTSIDE

There is a good-sized flagged yard to the rear enclosed by secure high level panelled fencing, providing a good degree of privacy whilst also having a gate with a right of way through behind the neighbouring house. There is also a cold water tap and external lighting and a power socket.



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



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.

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

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

POST CODE: BD23 2DH

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.

PRICE: £175,000

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.