

# HUNTERS®

HERE TO GET *you* THERE

**Russell Street, Skipton**  
**Offers In Excess Of £165,000**  
**Property Images**



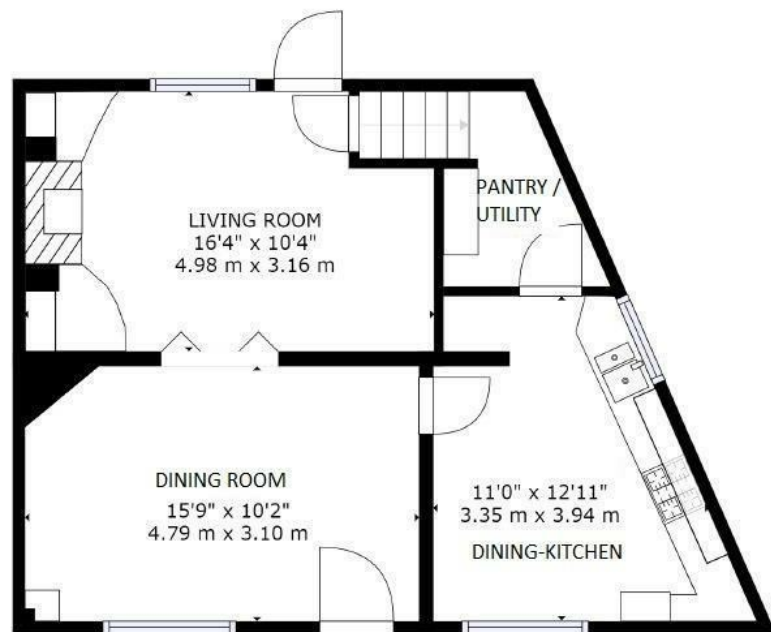


## Property Images

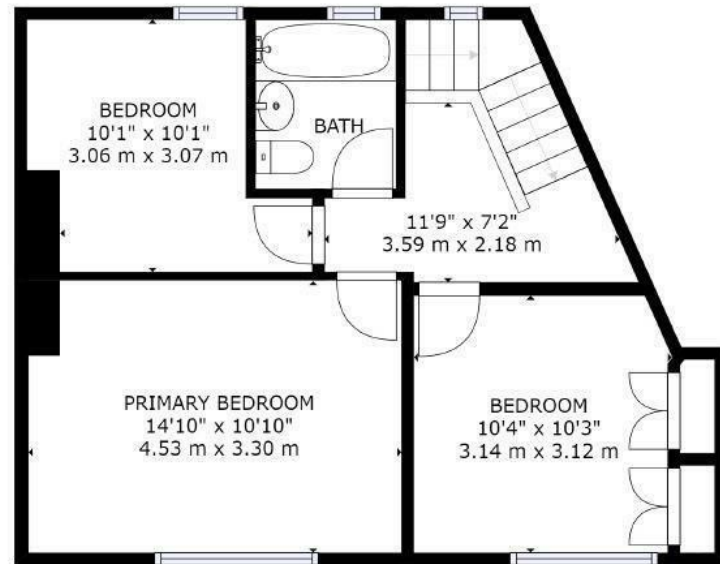


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FLOOR 1



FLOOR 2

## 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



A well presented and larger than standard end terrace property in the Middletown area of Skipton.

Requiring modernisation hence the asking price. Handy for all that this popular market town has to offer, and previously a very successful lettings property. Ideal for first time buyers and investors.

The first of 2 reception rooms makes for an ideal dining room being adjacent to the dining-kitchen, and a second reception room at the rear has a feature stone fireplace and fitted alcove shelving.

The breakfast-kitchen is of generous proportions and features a tall window for good natural light, and a range of units incorporating an electric hob, oven and double bowl sink. Off from the kitchen, a very useful walk-in-pantry / utility room with plumbing for a washing machine.

To the first floor, a large principal bedroom, a further double bedroom with built-in wardrobes and a good-sized single bedroom, The bathroom features a white suite to include a bath with shower over.

Outside there is a split-level garden with gate to the side street, and on street parking on Russell Street.

The property is double glazed and has GAS central heating. No Chain and ready to go.

### **On-Line-Bullet-Point**

• Larger 3 bed end terrace • Breakfast-kitchen + utility room • 2 Reception rooms • Generous sized principal bedroom • Further double and large single bedroom • Pleasant rear garden with side street access • Handy for town • Requiring modernisation • Walking distance to the bus and train stations • NO FORWARD CHAIN