



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A TRADITIONAL 3 BEDROOMED SEMI-DETACHED
PROPERTY WITH AN UPGRADED LANDSCAPED SOUTH
FACING GARDEN AND DRIVEWAY PARKING SITUATED IN A
SOUGHT AFTER RESIDENTIAL LOCATION**



**204 MOORVIEW WAY
SKIPTON**

Moorview Way is pleasantly located in a quiet area towards the edge of the town but is also within comfortable walking distance of the centre of Skipton, well known for its award-winning High Street and providing an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.

Well maintained & presented throughout, this semi-detached family home provides light & airy accommodation with notable recent upgrades including a stylish new Bathroom and beautiful landscaped gardens on the south side. The house also comprises 3 well proportioned Bedrooms, a modern Kitchen and a generous full depth open plan Sitting Room & Dining Area with doors to the rear garden.

PRICE: £275,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having a private driveway parking and far reaching semi-rural views, this ready-made property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Part glazed uPVC door to:

HALL: 14'0" x 5'10" with cupboard housing the combination boiler and staircase to the first floor with store under.

SITTING ROOM: 13'11" x 11'3" with modern pebble effect fire and opening to a **DINING AREA:** 8'9" x 8'1" with glazed uPVC doors to the rear garden.



KITCHEN: 9'9" x 8'5" with range of wall and base units with oak effect worktops over, stainless steel sink & drainer, oven & 4 ring electric hob with extractor hood over, space for washer & tall fridge freezer, laminate flooring, half glazed stable side door to the driveway and lovely views over the garden and distant hills.



TO THE FIRST FLOOR

LANDING: with gable end window and ladder access to part boarded loft.

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 1: 11'11" x 9'4".



BEDROOM 2: 9'9" x 9'4" with views towards Skipton Moor.

BEDROOM 3: 8'10" x 8'0" (inclusive of stairs bulkhead).



NEW BATHROOM: 8'0" x 7'6" a very generous space comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin with drawers under, rose gold taps, rose gold ladder radiator, part tiled walls, tiled floor and window with frosted glass.

TO THE OUTSIDE

There is a lawned foregarden and a driveway proving parking for 3 cars (with further potential to double width the drive).

To the rear garden is a standout feature having recently been landscaped to include a lawn, various flagged sitting out areas and flower borders. This space is larger than average, is securely enclosed by fencing & established hedgerows and enjoys a lovely southerly outlook towards Skipton Moor.

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

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.

POST CODE: BD23 2TN

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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