

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



19 Hayton Way, Skipton BD23 1DQ
Asking Price: £285,000



+ 3



+ 2



- NO ONWARD CHAIN
- Three good sized bedrooms
- Spacious living accommodation
- Private off-street parking
- Rear garden backing onto Aireville Park
- Popular location within Skipton

A superb opportunity to purchase this spacious and well-presented three bedroomed ensuite family home set in this popular and convenient location, walking distance into Skipton town centre.



The property forms part of the exclusive Lambert Hills development conveniently positioned alongside the beautiful Aireville Park within this increasingly popular market town whilst also being only a short walking distance away from the nearby railway station, the Leeds/Liverpool canal, the highly respected schools and all other central shops and amenities.

Fitted with sealed unit double glazed windows, gas central heating and having high quality fixtures and fittings throughout the property comprises briefly:

An entrance hall, a ground floor w/c, a modern kitchen with fitted wall and base units and ample integral appliances and a sitting room with bi-folding doors onto the rear garden whilst to the first floor there are three good sized bedrooms, one of which has an ensuite shower room and the house bathroom with a three piece contemporary suite. Externally there is a private driveway to the front, to the rear there is a garden with a patio and a lawned area.

The incredibly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Castle and Church together with a bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



links including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the North offering some of the finest countryside and scenery in the United Kingdom.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Offering a superb opportunity, this well-presented family home comprises in further detail:

GROUND FLOOR

ENTRANCE HALLWAY

Central heating radiator. Oak effect flooring. Substantial front entrance door. Open staircase to the first floor. Storage cupboard.

KITCHEN

11'2" x 8'3" with sealed unit double glazed windows. Oak effect flooring. Recessed low voltage ceiling spotlights. Central heating radiator. Integral Bosch dishwasher. Plumbing for a washing machine. Modern fitted wall and base units in a white gloss finish with wood grain effect worktops and matching upstands. Stainless steel one and a half bowl sink and drainer with chrome hot and cold mixer tap. Bosch microwave. Bosch fan assisted oven. Integral fridge and freezer. Stainless steel four ring Bosch gas hob with a matching stainless steel extractor canopy over. Concealed wall mounted gas fired Baxi combination boiler.

GROUND FLOOR W/C

Central heating radiator. Tiled flooring. Back to wall concealed cistern w/c. Ceramic wash basin. Sealed unit double glazed window.

SITTING ROOM

14'8" x 12'7" with sealed unit double glazed bi-folding doors onto the rear garden. Oak effect flooring. Central heating radiator. Storage cupboard.

FIRST FLOOR

LANDING

Loft access. Storage cupboard. Spindled balustrade.

MASTER BEDROOM

10'8" x 10'4" with sealed unit double glazed windows overlooking Aireville Park. Central heating radiator.

ENSUITE SHOWER ROOM

Contrasting floor and wall tiling. Sealed unit double glazed window. Extractor fan. Back to wall concealed cistern w/c. Ceramic wash basin. Central heating radiator. Walk in shower with chrome thermostatic shower. Shaver point.

BEDROOM TWO

12'11" x 8'4" with sealed unit double glazed windows. Central heating radiator.

BEDROOM THREE

7'10" x 6'4" with sealed unit double glazed windows. Central heating radiator.

HOUSE BATHROOM

Contrasting floor and wall tiling. Sealed unit double glazed window. Extractor fan. Back to wall concealed cistern w/c. Ceramic wash basin. Central heating radiator. Panelled bath with a chrome thermostatic shower over.

EXTERNALLY

To the front there is a private tarmac driveway with an EV charger point. To the rear there is a good sized garden with a stone paved patio and steps down to a lawned garden.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: D

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JCT230324

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.