

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



40 Greenacres, Skipton,
North Yorkshire BD23 1BU
Asking Price: £349,000



+ 3



+ 1



- Three beds detached bungalow
- Superb level location
- Attractive gardens
- Southerly aspects at the rear
- Private driveway
- Single garage

This traditional three bedroomed detached bungalow is superbly located on the level in a popular residential area just off Harrogate Road only circa two thirds of a mile away from Skipton High Street.



Including gas central heating together with sealed unit double glazing, the bungalow stands in attractive gardens with a private driveway, a single garage and fine southerly aspects at the rear.

Certainly providing an excellent opportunity and very strongly recommended for inspection, the bungalow comprises briefly:

A covered entrance, an entrance hall, a spacious living room and dining area in L-shape together with a fitted kitchen including cream fronted units with built-in appliances. There are three well planned bedrooms and a bathroom incorporating a shower above the bath. To the front of the bungalow is an easily manageable garden and a private driveway giving access to a single garage with an adjoining store place. The property also includes an additional area of open plan front garden opposite the bungalow between Greenacres and Harrogate Road with lawn, bushes and trees. The well proportioned enclosed level rear garden provides a very attractive feature enjoying fine southerly aspects with a pleasant degree of privacy.

The increasingly 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 Church and Castle 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 cafés in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links, including a

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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 UK.

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

With much to commend it, the property comprises in further detail:

COVERED ENTRANCE

ENTRANCE HALL

With a substantial composite side entrance door including leaded sealed unit double glazing. UPVC sealed unit double glazed side window. Central heating radiator. Built-in cloaks/store cupboard.

SPACIOUS LIVING ROOM

20' x 12'9" With UPVC sealed unit double glazing to the rear elevation including a matching French door to the delightful enclosed rear garden which enjoys fine southerly aspects. Sealed unit double glazing also to the side elevation. Double central heating radiator. Feature stone fireplace with a matching chimney breast, polished wood mantle shelves and a display plinth together with a stone flagged hearth and a living gas open coal fire. Wall light points. Open through to form an L-shape with the:

DINING AREA

8'2" x 7'6" With UPVC sealed unit double glazing and a double central heating radiator.

FITTED KITCHEN

11' x 7'3" Well equipped with a quality range of cream fronted units providing cupboards, drawers and contrasting oak block style worktop surfaces having multi-coloured tiled surrounds. Stainless steel sink and drainer. Built-in Electrolux oven with a matching four ring ceramic hob having an extractor hood above. Integrated fridge and freezer. Built-in Hotpoint automatic washing machine. Glazed display cabinet. Concealed Baxi gas combination central heating boiler. Built-in high level store cupboard. UPVC sealed unit double glazing. Fitted ceiling spotlights. Concealed lighting beneath the wall units. A substantial composite and sealed unit double glazed external door gives access to the delightful enclosed rear garden.

BEDROOM ONE

12'2" x 9'9" With UPVC sealed unit double glazing and a central heating radiator. Fitted wardrobes and cupboards. Reading light points.

BEDROOM TWO

10'4" x 9' With UPVC sealed unit double glazing and a central heating radiator. Fitted wardrobes and cupboards. Hand wash basin recessed into a worktop and matching cupboard unit.

BEDROOM THREE

9'8" x 7'6" With sealed unit double glazing and a central heating radiator.

BATHROOM

With a three piece suite comprising a panelled bath having an Aqualisa thermostatic shower together with a pedestal wash basin and a low suite WC. Contrasting full height wall tiling. UPVC sealed unit double glazing. Central heating radiator. Fitted mirror.

LOFT

The loft has floorboards and electricity.

OUTSIDE

There is an easily manageable lawned front garden including flowerbeds.

A PRIVATE LEVEL DRIVEWAY

Provides parking for vehicles.

SINGLE GARAGE

16'5" x 8'9" With an up/over door, a window, an electric light, an electricity socket and a pedestrian side access door. Adjoining store place.

Also at the front - opposite the bungalow between the Greenacres access road and Harrogate Road - is an additional area of open plan lawned garden including a flowerbed with trees and bushes.

The well proportioned enclosed side and rear garden provides a very attractive feature - enjoying fine southerly aspects with a pleasant degree of privacy - whilst including lawns, a rockery, flowerbeds, bushes, conifers, a stone arch, a timber summerhouse and flagged patios offering very pleasant sitting out areas. Boundary fencing. Outside tap.

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

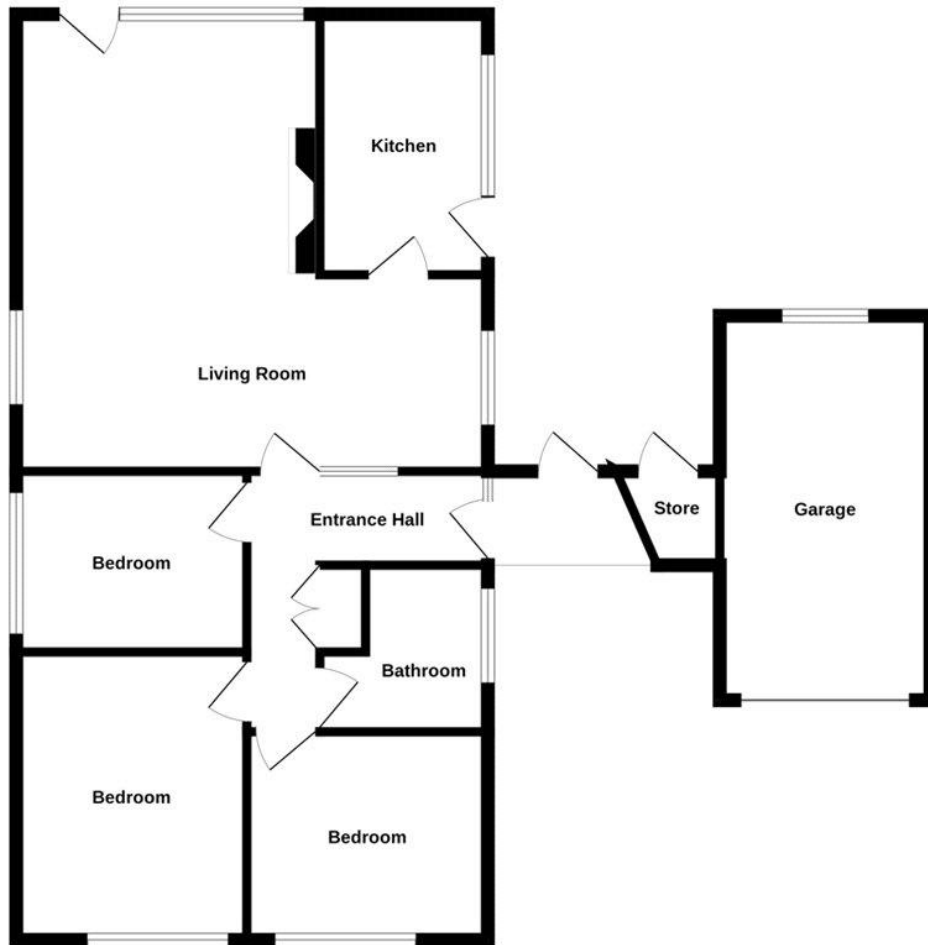
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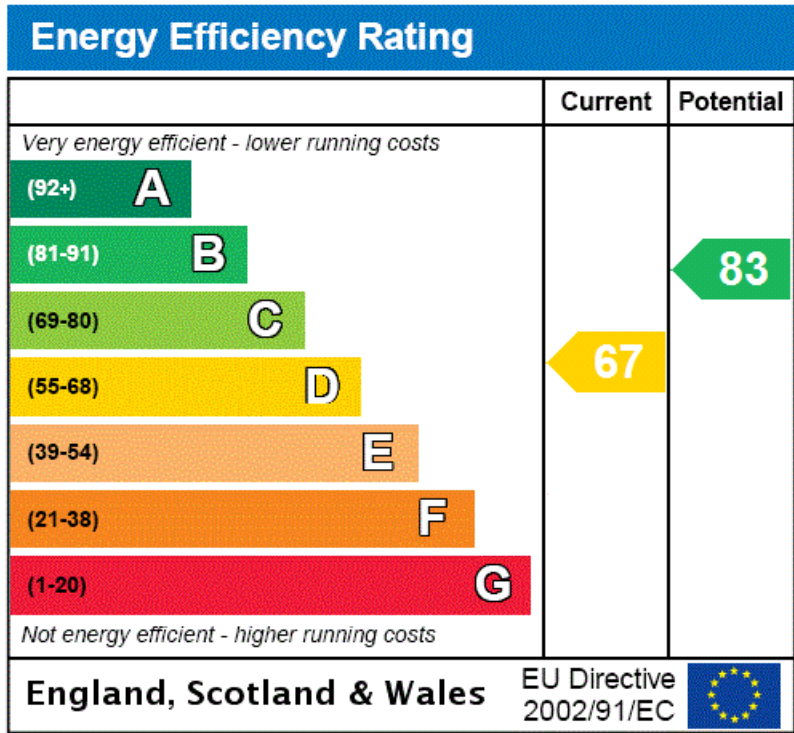
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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