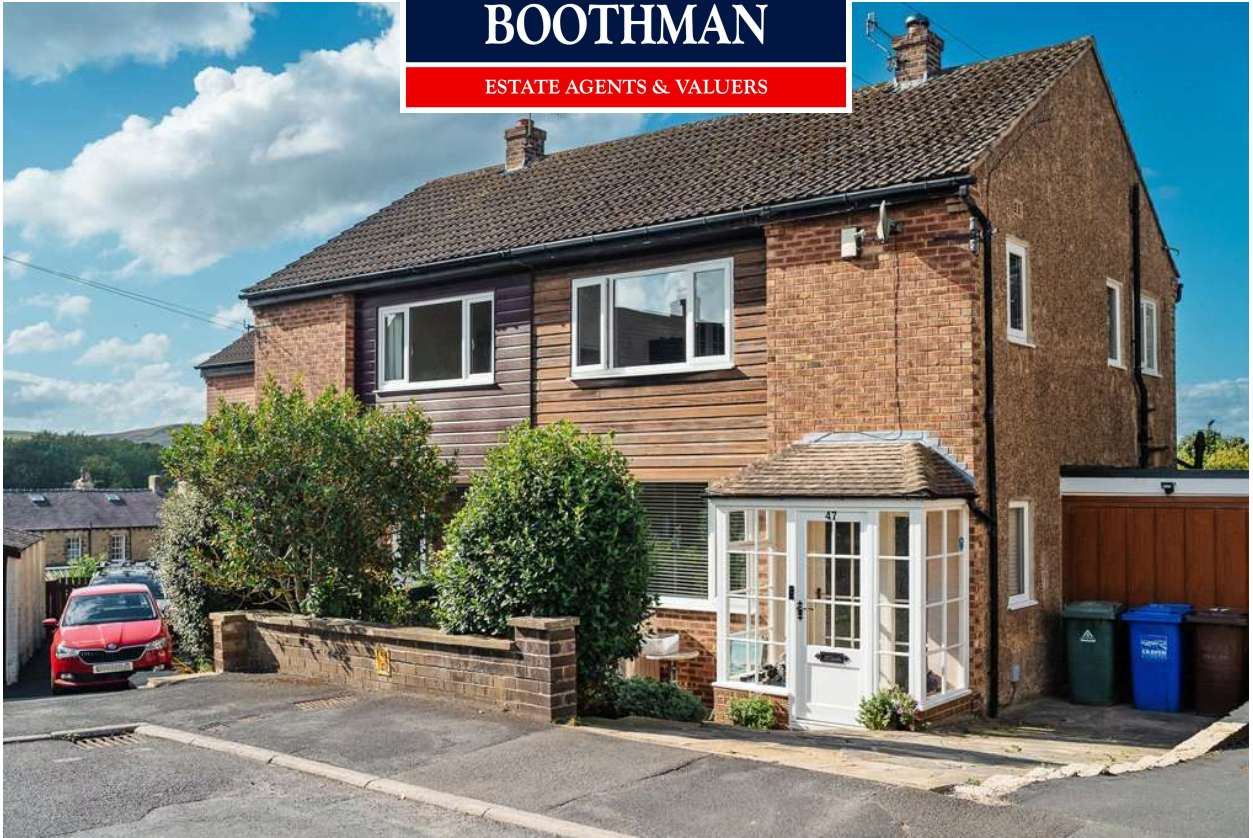


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



47 Windsor Avenue, Skipton BD23 1HS  
Asking Price: £310,000



+ 3



+ 1



- 3 bedroom semi-detached
- Refurbished in recent years
- Contemporary town toned dining kitchen
- Garage and gardens
- Popular sought after area

Superbly situated at the head of a very popular and sought after cul-de-sac between Otley Road and 'Regents' whilst being only a short walking distance away from Skipton town centre amenities, this traditional three bedroomed semi-detached house has been extended on the ground floor and benefits from a recent scheme



of high specification improvements including a tastefully installed dining kitchen and UPVC sealed unit double glazing throughout.

With private parking and a delightful enclosed garden with inviting sitting out areas, this excellent property certainly provides an attractive opportunity and is strongly recommended for inspection to be fully appreciated, comprising briefly:

An entrance porch. An entrance hall. Living room with attractive cast iron stove fireplace. Contemporary fitted dining kitchen with quality integrated appliances. Home office space. On the first floor are three bedrooms and a bathroom with a white suite including a shower to the bath. Two of the bedrooms have fitted wardrobes. There is an easily manageable front garden with a private driveway giving access to an adjoining garage. The well proportioned enclosed established rear garden provides a wonderful feature including lawn, flowerbeds with bushes, an apple tree and a stone paved patio which offers a very pleasant sitting out area.

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.

With much to commend it, 47 Windsor Avenue is described in further detail below:

## GROUND FLOOR

### ENTRANCE PORCH

With a partly glazed front entrance door and a predominantly glazed inner door through to the:

### ENTRANCE HALL

With UPVC sealed unit double glazing. Central heating radiator with a display shelf above. Delft shelves. Staircase to the first floor. Built-in store cupboard underneath the stairs.

### LIVING ROOM

13'9" x 11'6" Ceiling coving. UPVC sealed unit double glazing and a central heating radiator. Firefox cast iron wood burning stove set on a stone hearth with matching surround. Woodgrain effect laminated flooring.

### CONTEMPORARY DINING KITCHEN

15'5" x 10'5" A beautiful recently installed kitchen appointed with two toned fitted base and wall cupboard units incorporating quality quartz worktop surfaces. Large inset sink. Built-in AEG oven with four ring induction hob above. Integrated fridge. Built-in pantry. Down lights beneath wall units. UPVC sealed unit double glazed bi-folding doors incorporating fitted blinds, leading to the rear garden.

### INNER HALL/HOME OFFICE

Purposefully serving as a continuation of the kitchen with matching base cupboard units and quartz worktop surfaces on both sides of the room. Inset one and a half bowl sink. Integrated dishwasher. Space for fridge/freezer. Central heating radiator. UPVC sealed unit double glazed window. Woodgrain effect laminated flooring.

## FIRST FLOOR

### LANDING

With sealed unit double glazing. Built-in store cupboard above the stairwell.

### BEDROOM ONE

12' x 11'2" UPVC sealed unit double glazing and a central heating radiator. Range of fitted wardrobes including a shelved display unit and a matching dressing table providing a chest of drawers and a worktop surface. Fitted carpets.

#### BEDROOM TWO

10'5" x 9'7" With UPVC sealed unit double glazing providing fine long distance views at the rear beyond gardens and central Skipton across the valley. Central heating radiator. Fitted wardrobe and cupboards. Fitted carpets.

#### BEDROOM THREE

6'5" x 6'2" UPVC sealed unit double glazing and a central heating radiator. Fitted carpets.

#### BATHROOM

With a three piece white suite comprising a panelled enamelled bath having a shower to mixer tap together with a pedestal hand wash basin and a low suite WC. Neutral ceramic wall tiling. Sealed unit double glazing. Central heating radiator. Extractor fan. Vinyl flooring.

#### OUTSIDE

There is an easily manageable front garden including flowerbeds, bushes and a small tree.

Private crazy paved driveway providing off street car parking in front of the garage.

#### ADJOINING GARAGE

19'5" x 7'9" With an up/over door, an electric light, electricity sockets, fitted wall cupboards, plumbing for an automatic washing machine, a wall mounted Ideal gas combination central heating boiler, a UPVC window at the rear and a pedestrian door giving access to the garden.

The well proportioned enclosed established rear garden provides an attractive feature - including lawn, established flowerbeds and bushes, an apple tree, and a stone crazy paved patio which offers a very pleasant sitting out area. Timber garden shed.

#### COUNCIL TAX BAND

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

#### 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

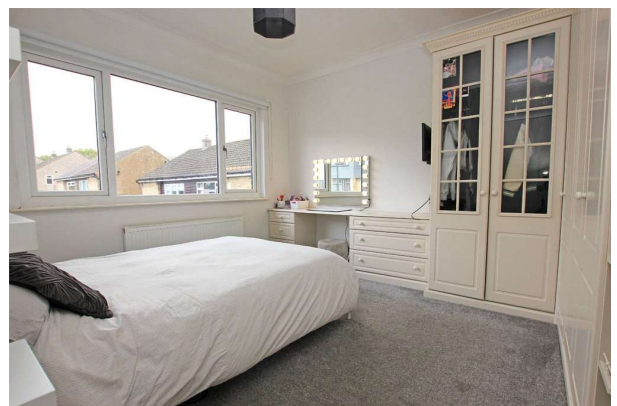
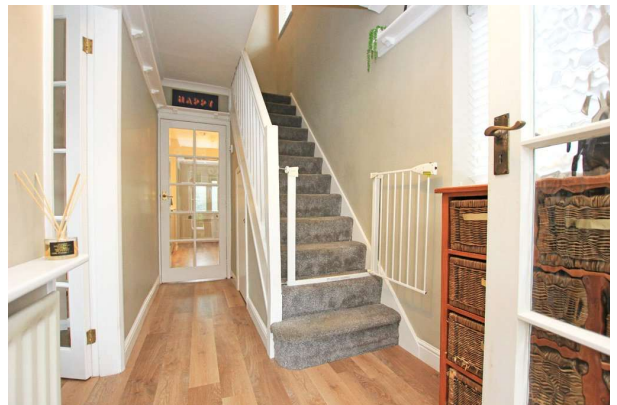
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable 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: MGLEDHILL61025

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

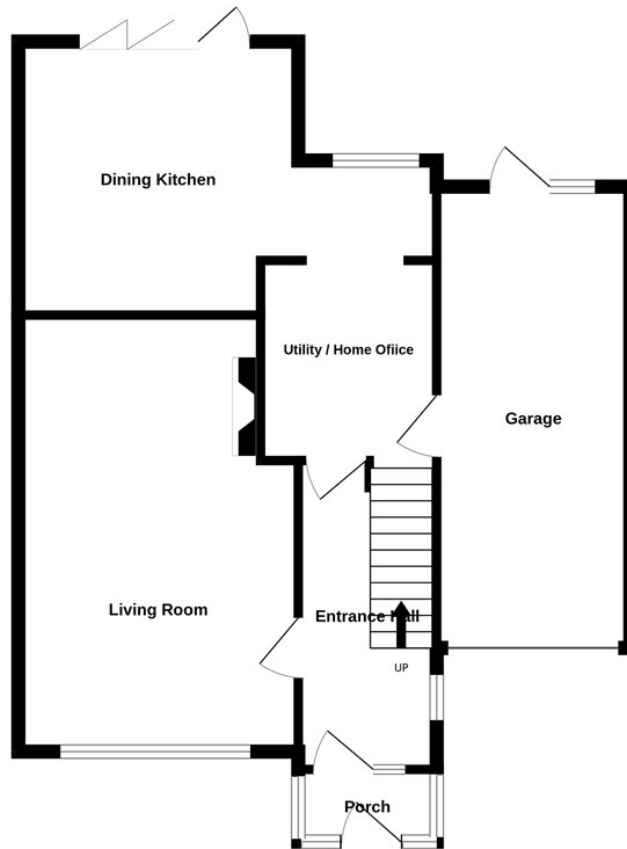




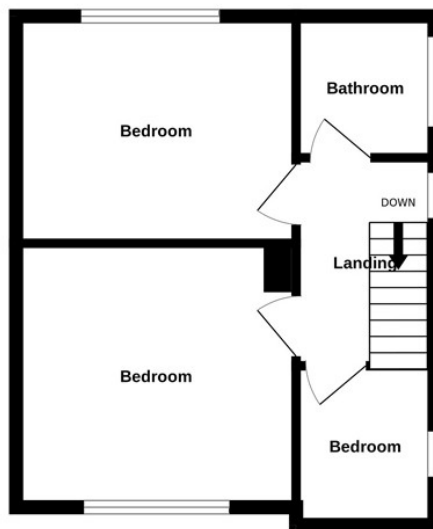




GROUND FLOOR



1ST FLOOR





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