

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



29 Burnside Crescent, Skipton BD23
2BT
Asking Price: £209,950



+ 3



+ 1



- No Forward Chain
- Three Bedrooms
- Private Parking
- Enclosed Garden
- Conservatory Extension

This well-equipped traditional three bedroomed inner terraced house includes an attractive generous garden, a good-sized private driveway, gas central heating, UPVC sealed unit double glazing, a conservatory extension, cavity wall insulation, and an attic room.



Burnside Crescent is a very popular residential area located just off Carleton Road less than one mile away from Skipton town centre amenities and this very appealing home is pleasantly situated on the level.

Described very briefly, the property comprises:

An entrance hall, a reception hall, a living room and dining area, a conservatory extension, and a fitted kitchen whilst on the first floor are three generous bedrooms and a bathroom incorporating a white suite including a shower to the bath. There is an attic room with Velux windows and folding ladder access. To the front of the house is a good-sized private driveway providing off-road parking facilities. The generous rear garden offers a very attractive feature.

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 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.

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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:

GROUND FLOOR

ENTRANCE HALL

With a UPVC front entrance door including coloured and leaded sealed unit double glazing. Double central heating radiator.

RECEPTION HALL

With a staircase to the first floor.

LIVING ROOM

15'4" x 12' with UPVC sealed unit double glazing. Fireplace with a marble interior, a matching hearth, and a living gas open coal fire. Arched side alcoves. Wide square archway leading through to the:

DINING AREA

12'8" x 11'6" (maximum) - forming an L-shape with the living room. Includes a double central heating radiator and there is a deep built-in store place under the stairs. Twin pine and multi-paned doors through to the:

CONSERVATORY EXTENSION

11' x 9'6" with UPVC sealed unit double glazing including a matching external door to the attractive generous rear garden. Double central heating radiator.

FITTED KITCHEN

11'2" x 7'6" with a range of base and wall units providing contrasting granite effect worktop surfaces having tiled surrounds and a stainless-steel sink with a drainer. Plumbing for an automatic washing machine. Electric cooker point. Fitted extractor hood in a stainless-steel finish canopy. UPVC sealed unit double glazing. Wall mounted gas combination central heating boiler.

FIRST FLOOR

LANDING

With a spindled balustrade and a central heating radiator. UPVC sealed unit double glazing providing views across gardens at the rear.

BEDROOM ONE

12' x 11'4" with UPVC sealed unit double glazing providing long distance views. Central heating radiator.

BEDROOM TWO

11'7" x 11'3" with UPVC sealed unit double glazing providing views across gardens. Double central heating radiator.

BEDROOM THREE

12'2" x 7' with UPVC sealed unit double glazing providing long distance views. Double central heating radiator.

BATHROOM

With a three-piece white suite comprising a panelled bath having a thermostatic shower and a full height mermaid panelled surround together with a low suite WC and a pedestal wash basin having a splash-back. UPVC sealed unit double glazing. Ladder central heating radiator.

ATTIC ROOM

22'10" x 10'9" (maximum into reducing eaves headroom) - with folding ladder access, two Velux windows and access to roof void storage.

OUTSIDE

To the front of the house is a good-sized private level tarmac driveway providing off-road parking facilities.

The generous rear garden provides a particularly appealing feature including a lawn, flagged patios/sitting-out areas and a timber garden shed.

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: AJT141025

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.