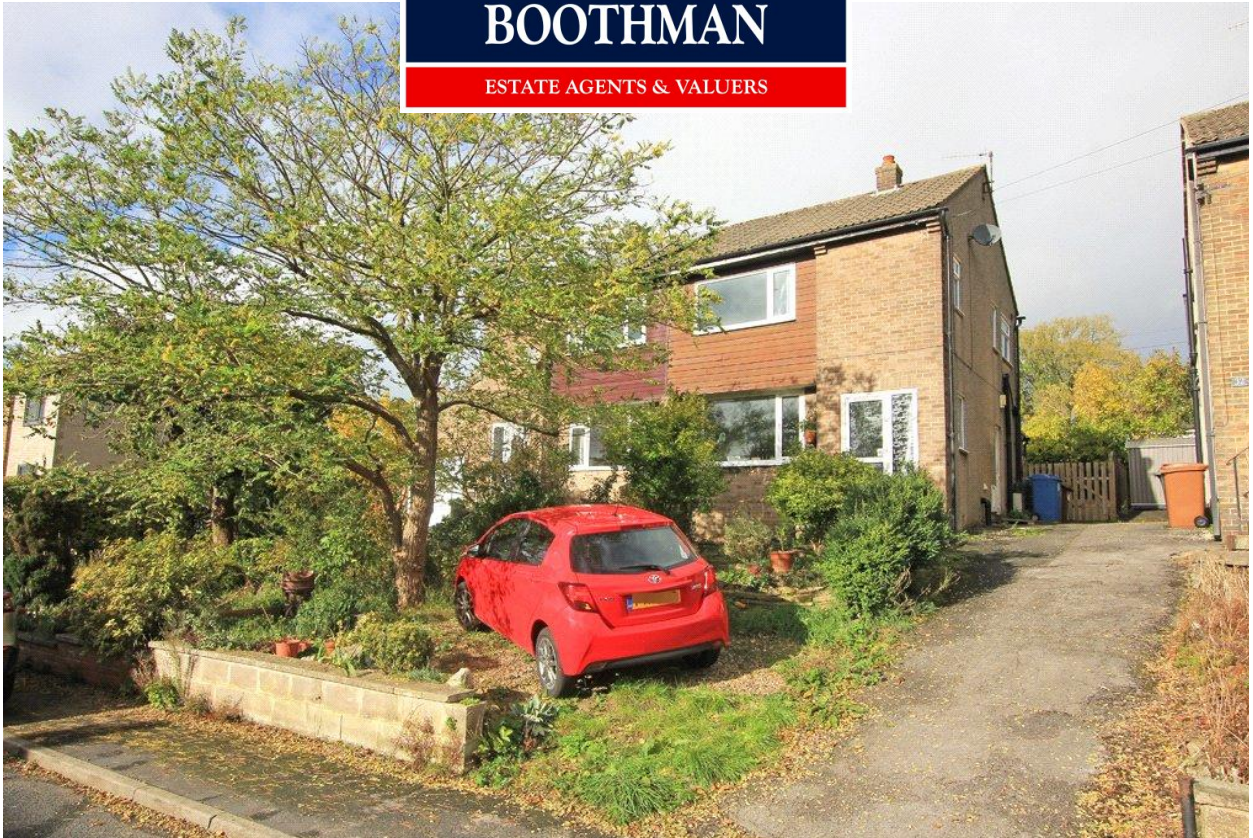


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



34 Windsor Avenue, Skipton BD23 1HS
Asking Price: £279,500



+ 3



+ 0



- Chain Free !
- Thoughtfully extended living space
- Pleasant Gardens
- Useful Attic Room
- Excellent, convenient location

This spacious semi-detached family home includes the great advantage of a large full width dining kitchen extension at the rear together with three well planned bedrooms and a useful attic room / space, whilst being ideally located within this very popular cul-de-sac development at the lower end of the sought after 'Regents'



estate. Only a short walk away from all town centre amenities including the nearby Marks & Spencer Food Hall.

The property enjoys a slightly elevated position commanding spectacular open panoramic views over the town from the front first floor elevation, which must be seen first-hand in order to be fully appreciated. 34 Windsor Avenue also includes gardens to both the front and the rear, with the colourful cottage style front garden providing a partially pebbled area at the bottom suitable for off-street car parking. To the rear there is an attractive, fully enclosed garden which enjoys a good degree of privacy.

Internally the thoughtfully extended accommodation is summarised very briefly:

Traditional front entrance hall. A well proportioned living room with twin doors leading through to the spacious dining kitchen having patio doors leading out into the rear garden. The kitchen forms an L-shape with a further side entrance area and space for additional appliances. Downstairs WC underneath the staircase. The first floor includes a contemporary bathroom together with three well planned bedrooms with the front bedroom including fitted wardrobes whilst commanding superb open elevated views. From the landing a steep fixed ladder style staircase leads up to the useful attic space which is heated and decorated whilst also including a velux style window and, although it does not have building regulation approval for use as a bedroom, is suitable for a variety of uses such as a home office or snug.

The incredibly popular market town of Skipton fondly known as "The Gateway to the Dales", 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

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

Equipped with mains gas central heating and UPVC sealed unit double glazing throughout the accommodation comprises in further detail below:

GROUND FLOOR

RECEPTION HALL

With UPVC sealed unit double glazed front entrance door and matching UPVC sealed unit double glazed windows. Central heating radiator. Staircase leading off to the first floor with spindled balustrade together with built-in cupboard underneath. Contemporary oak door leading to:

SPACIOUS LIVING DINING KITCHEN

16'7" x 9'3" plus 8'8" x 6'11" Well appointed with a range of modern light wood fronted wall and base units incorporating contrasting granite effect worktop surfaces together with complimentary tiling above. Stainless steel sink and drainer unit. Built-in Zanussi oven. Four ring gas hob with stainless steel extractor hood over. Plumbing for an automatic washing machine. Generous space for other appliances. Cloaks area. Access to downstairs WC. UPVC sealed unit double glazed side entrance door. Ceiling spotlights. Contemporary column style central heating radiator. Two wall light points. Sealed unit double glazed sliding door leading onto the rear garden. Twin folding doors leading through to the:

LIVING ROOM

19'5 x 11'6" (both maximum) Large UPVC sealed unit double glazed window to the front. Living coal effect gas fire set within a timber surround incorporating light marble hearth and interior. Central heating radiator.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed window. Spindled balustrade. Contemporary oak doors leading to all rooms. Steep fixed ladder style staircase providing access to the attic space.

BEDROOM ONE

10'11" x 10'2" (plus wardrobes) UPVC sealed unit double glazed window commanding superb long distance panoramic views over the town and towards the hills, countryside and moorland beyond. Range of built-in wardrobes with sliding doors. Central heating radiator.

BEDROOM TWO

11'9" x 9'7" UPVC sealed unit double glazed window enjoying pleasant views over the rear garden and towards trees beyond. Central heating radiator. Built-in cupboard housing the concealed Baxi gas central heating combination boiler.

BEDROOM THREE

6'6" x 6'3" UPVC sealed unit double glazed window. Central heating radiator.

SHOWER ROOM

Well appointed with a contemporary three piece white suite comprising low suite WC, a hand wash basin having vanity drawer under, and a large walk-in shower enclosure equipped with chrome thermostatic shower. Veined ceramic wall tiling. Chrome towel radiator. UPVC sealed unit double glazed window incorporating privacy glass.

SECOND FLOOR

ATTIC SPACE

14'10" x 11'5" (restricted head-height into eaves) A well proportioned versatile space with sealed unit double glazed velux roof window. Central heating radiator. Exposed beams. Eaves store cupboards.

OUTSIDE

The property benefits from an attractive cottage style front garden being well stocked with a variety of flowering plants, shrubs and trees. There is a pebbled area at the bottom of the front garden suitable for off-street car parking. A shared driveway at the side leads to the rear garden. There is an outside tap at the side.

The delightful enclosed rear garden enjoys an excellent degree of privacy incorporating planted borders, a level stone flagged patio area, and external lighting.

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.

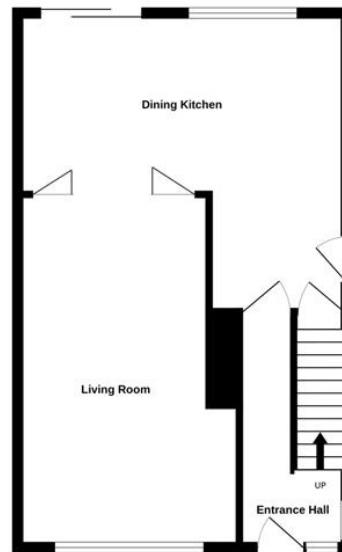
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

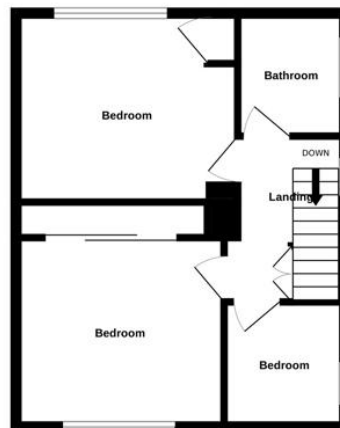




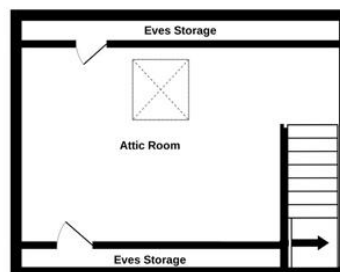
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy performance certificate (EPC)

34, Windsor Avenue SKIPTON BD23 1HS	Energy rating D	Valid until: 6 March 2030
		Certificate number: 0568-7052-6267-4130-3204

Property type	Semi-detached house
Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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