

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



8 Regent Avenue, Skipton BD23 1AZ
Asking Price: £420,000



+ 3



+ 1



- Three Bedroom Semi Detached
- Private Driveway
- Detached Garage
- Private Enclosed Garden
- Viewing Essential

This well-equipped and improved traditional 1930's semi-detached house provides family sized three bedroomed accommodations of particular merit standing in a generous level garden which provides a very appealing feature also including a private driveway to a detached garage.



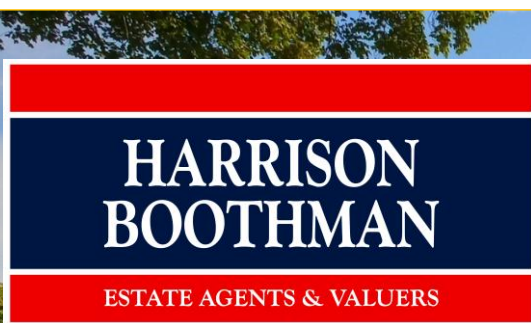
Superbly situated in a well-respected and very popular residential area only circa half a mile away from Skipton town centre amenities, this very attractive home with fine views at the rear includes the advantage of gas central heating together with UPVC sealed unit double glazing, quality fittings, and fixtures.

Very strongly recommended indeed for inspection, the property offers briefly - an entrance hall, a cloaks/WC, a living room, a superbly appointed dining kitchen including a range of built in appliances with patio doors leading the rear garden and a utility room. Whilst on the first floor are three well-proportioned bedrooms (one enjoying fine long-distance views at the rear beyond gardens towards the moors) and a luxurious bathroom with a quality contemporary four-piece white suite incorporating a separate bath and a large shower enclosure. There is an artificial lawned front garden area and a private side driveway leading to the detached garage. The particularly good-sized enclosed level rear garden includes lawn, flowerbeds, and bushes, a flagged patio/sitting out area and a log store.

Surrounded by beautiful open countryside, the historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shops, amenities, services, and recreational facilities together with excellent primary and secondary schooling.

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

Certainly providing an attractive opportunity, this superbly located and well-equipped home has much to commend it, comprising in further detail:



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GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door. Staircase leading to first floor landing. Understairs storage. Wood effect flooring. Central heating radiator. Recessed ceiling spotlights.

DOWNSTAIRS W/C

Well-appointed two-piece white suite comprising low suite w/c and floating hand wash basin. UPVC sealed unit double glazing. Central heating radiator.

LIVING ROOM

11'05" x 10'10" With UPVC sealed unit double glazed bay window. Central heating radiator.

DINING KITCHEN

17'05" x 12'05" Superbly appointed quality range of contemporary wall and base units incorporating granite effect worktop surfaces having tiled surrounds. Composite sink and drainer unit. Built in electric oven. Four ring induction hob with extractor over. Integrated dishwasher. Dual aspect UPVC sealed unit double glazing, with patio doors leading to the rear garden having matching UPVC sealed unit double glazed side panels. Wood effect flooring. Recessed ceiling spotlights. Central heating radiator.

UTILITY

6'06" x 3'11" With fitted granite effect worktop surface with fitted ceramic sink. Plumbing for an automatic washing machine. Space for a dryer. Concealed wall mounted gas boiler. UPVC sealed unit double glazing overlooking the rear garden. UPVC sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With leaded coloured UPVC sealed unit double glazing. Spindle balustrade. Loft access.

BEDROOM ONE

11'05" x 10'10" With UPVC sealed unit double glazing. Tall central heating radiator.

BEDROOM TWO

12' x 9'07" With UPVC sealed unit double glazing enjoying fine long-distance views over Skipton to the countryside beyond. Central heating radiator.

BEDROOM THREE

7'08" x 6'03" With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

Superbly appointed contemporary four-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet, fitted separate bath, large walk-in shower enclosure having feature wall tiles with dual thermostatic shower over. UPVC sealed unit double glazing. Tile effect flooring. Tall central heating towel radiator.

OUTSIDE

There is an artificial lawned front garden including flowerbeds and bushes.

A private tarmac driveway gives access to a:

DETACHED GARAGE

The particularly good-sized enclosed level rear garden provides a very appealing feature whilst including lawn, flowerbeds with bushes and a flagged patio/sitting out area.

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: AJT150426

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.