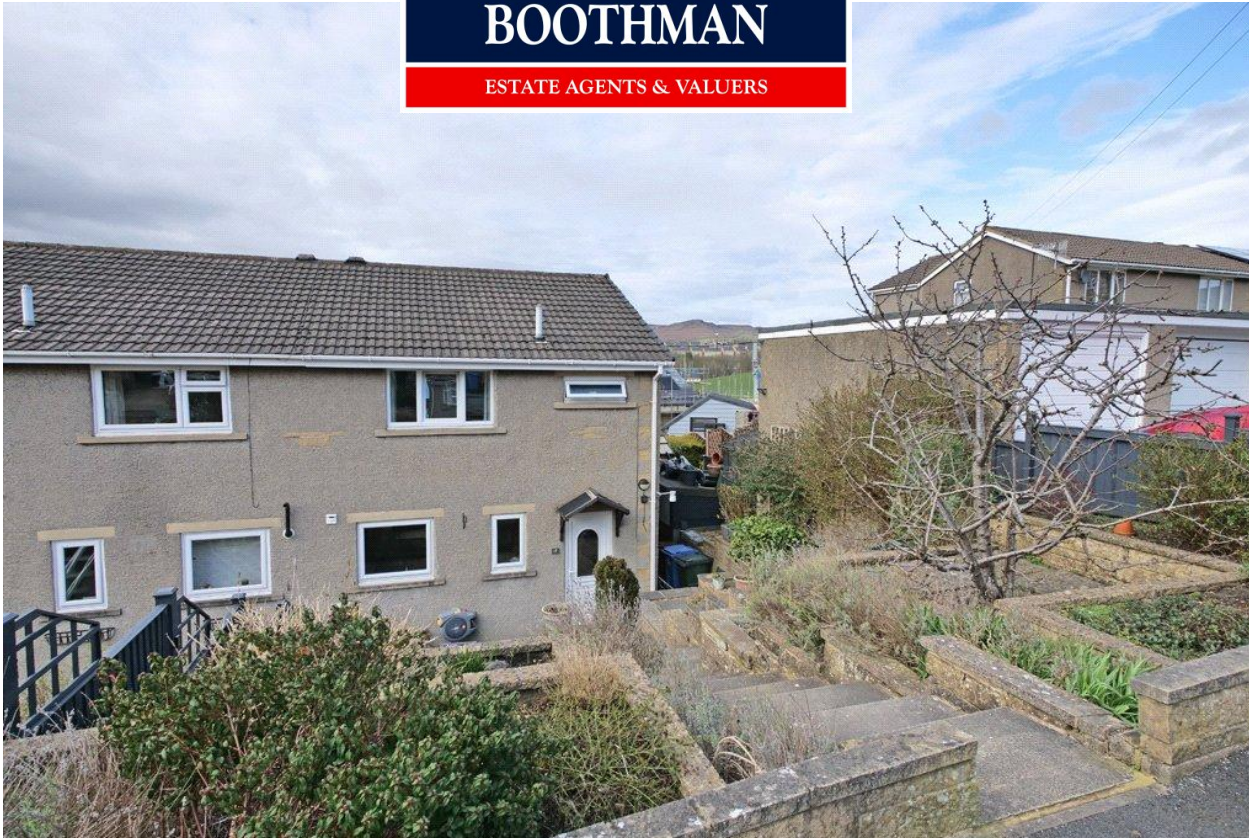


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Wensleydale Avenue, Skipton BD23
2TS
Asking Price: £335,000



+ 3



+ 1



- Three Bedroom Semi Detached
- Private Driveway
- Garage
- Superbly Appointed Kitchen
- Enclosed Rear Garden

This superbly appointed traditional three bedroomed semi-detached house is pleasantly situated in a cul-de-sac within a very popular residential area just off Hurrs Road whilst only circa three quarters of a mile away from Skipton town centre amenities.



This very appealing home includes the advantages of gas central heating, UPVC sealed unit double glazing, quality fittings, and fixtures together with an attractive garden, a single garage, and a driveway/parking.

Very strongly recommended for inspection, the property comprises briefly:

An entrance hall, a superbly appointed kitchen with quality contemporary two-tone units incorporating built in appliances, an L-shaped living dining room and a conservatory. Whilst on the first floor a landing leads to three well planned bedrooms, with the rear bedrooms enjoying fine long-distance views over Skipton towards Embsay Crag and a three-piece house bathroom including a shower over the bath. There is an established terraced front garden. The well-proportioned enclosed side and rear garden provides an attractive feature - including lawn, flowerbeds, stone flagged patio, summer house, green house, timber garden shed and a useful outbuilding with light and power. The property also includes a single garage in a separate block nearby with vehicular parking in front of the garage.

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



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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.

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

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazing. Staircase leading to the first-floor landing with built in cupboard housing wall mounted gas boiler. Central heating radiator.

FITTED KITCHEN

11'01" x 9'03" Superbly appointed contemporary range of two tone fitted wall and base units incorporating quartz worktop surfaces having matching upstands. Inset one and half bowl sink with drainer grooves into worktop surfaces. Built-in high-level Bosch electric oven. Built in Bosch microwave oven. Bosch five ring induction hob with extractor above. Integrated fridge and freezer. Plumbing for an automatic washing machine. Two UPVC sealed unit double glazed windows. Recessed ceiling spotlights.

LIVING/ DINING ROOM

18' x 14'06" (Maximum) With UPVC sealed unit double glazing. Feature limestone fireplace with coal effect electric fire set on a limestone hearth. Central heating radiator. UPVC sealed unit double glazed sliding doors through to:

CONSERVATORY

9'07" x 8'10" With UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door. Central heating radiator.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Loft access.

BEDROOM ONE

13' x 10'10" With UPVC sealed unit double glazing. Range of fitted wardrobes with sliding fronts. Central heating radiator.

BEDROOM TWO

10'10" x 9'11" With UPVC sealed unit double glazing enjoying fine long-distance views over Skipton towards Embsay Crag. Range of fitted wardrobes. Central heating radiator.

BEDROOM THREE

7'10" x 7'02" With UPVC sealed unit double glazing enjoying fine long-distance views over Skipton towards Embsay Crag. Central heating radiator.

BATHROOM

Superbly appointed three-piece white suite comprising low suite w/c and hand wash basin set into vanity cabinet. Fitted bath with thermostatic shower and glass shower screen. UPVC sealed unit double glazing with chrome central heating towel rail/radiator. Recessed ceiling spotlights. Extractor fan. Tiled flooring with electric underfloor heating. Built in airing cupboard housing hot water cylinder.

OUTSIDE

There is an established terraced front garden including flowerbeds, a small tree, bushes and a flagged patio/sitting out area. Outside tap.

The well-proportioned established enclosed side and rear garden provides an attractive feature - including lawn, flowerbeds, a stone flagged patio and path, a summer house with light and power, a green house, a timber garden shed and a further outhouse also with light and power.

SINGLE GARAGE

In a separate block nearby - including parking for a vehicle in front of the garage.

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: AJT310226

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.