

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



72 Moorview Way, Skipton BD23 2JW
Asking Price: £289,950



+ 2



+ 1



- No Forward Chain
- Semi Detached Bungalow
- Private Driveway
- Detached Garage
- Enclosed Garden

This truly outstanding and beautifully presented semi detached bungalow offers superbly appointed two bedroom accommodation of particular merit, featuring gas central heating, UPVC sealed unit double glazing, a spacious dining conservatory extension and quality contemporary fittings throughout. Externally, the property includes easily managed gardens, a private driveway and a single garage.



Very strongly recommended for viewing, the bungalow enjoys a pleasant level position within a small cul de sac in a highly sought after residential area, only around three quarters of a mile from Skipton town centre. The moors and picturesque open countryside are also close by.

Briefly comprising an entrance hall, a living room, a fitted kitchen with stylish modern units and quality built in appliances, a generous dining conservatory, two bedrooms and a contemporary shower room. Outside, there is an easily maintained front garden, private driveway and single garage, whilst the enclosed level rear garden is designed for low maintenance and includes a timber deck providing a delightful 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 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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With much to commend it, this very attractive bungalow comprises in further detail:

ENTRANCE CANOPY

ENTRANCE HALL

With UPVC sealed unit double glazing and a similar external door including leaded glass. Central heating radiator. Built in shelved store cupboard. Ladder access leading to useful loft storage space.

LIVING ROOM

16'10" x 11'3" with a UPVC sealed unit double glazed splay bay window with electric blind. Double central heating radiator. Contemporary fireplace surround with a built in living flame log style electric fire. Wall light points.

FITTED KITCHEN

10'4" x 10'4" superbly appointed with a quality range of stylish contemporary units having light grey fronts with contrasting worktop surfaces including matching up-stands. One and a half bowl composite sink and drainer unit. Plumbing for an automatic washing machine. Integrated fridge and freezer. Built in split level oven with a microwave oven above. Four ring ceramic hob having a stainless steel backing plate and an extractor hood above in a glass and stainless steel finish chimney style canopy. Central heating radiator. Recessed low voltage ceiling spotlights and concealed lighting beneath the wall units. UPVC sealed unit double glazing with electric blind and a matching door through to the:

DINING CONSERVATORY EXTENSION

12'3" x 11'10" with UPVC sealed unit double glazing including a matching French door to the timber decking rear garden which provides a very pleasant sitting out area. Views towards the moors in the distance. Double central heating radiator. Ceiling light/fan.

BEDROOM ONE

15'2" x 9'9" with UPVC sealed unit double glazing and a double central heating radiator. Quality range of fitted wardrobes.

BEDROOM TWO

10'6" x 9' with UPVC sealed unit double glazing and a double central heating radiator.

CONTEMPORARY SHOWER ROOM

With a quality white suite including a shower enclosure incorporating a hand held shower and also an overhead drench shower together with a pedestal wash basin and a low suite WC. Full height mermaid boarding and tile effect flooring. UPVC sealed unit double glazing. Ladder central heating radiator. Extractor fan. Recessed low voltage ceiling spotlights.

OUTSIDE

There is an easily manageable front garden including Indian stone flagging together with a planted flower bed/rockery.

A PRIVATE TARMAC DRIVEWAY

Also extends along the side of the bungalow.

SINGLE GARAGE

17'9" x 8'2" with a remote controlled up/over door, a fluorescent strip light, electricity sockets, fitted wall cupboards, a work bench/worktop surface and a Regency style UPVC pedestrian side access door.

The enclosed rear garden is planned for ease of maintenance to comprise a level timber decking which provides a very pleasant sitting out area. Fine long distance views beyond trees towards the moors. External lighting and a cold water tap.

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

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These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

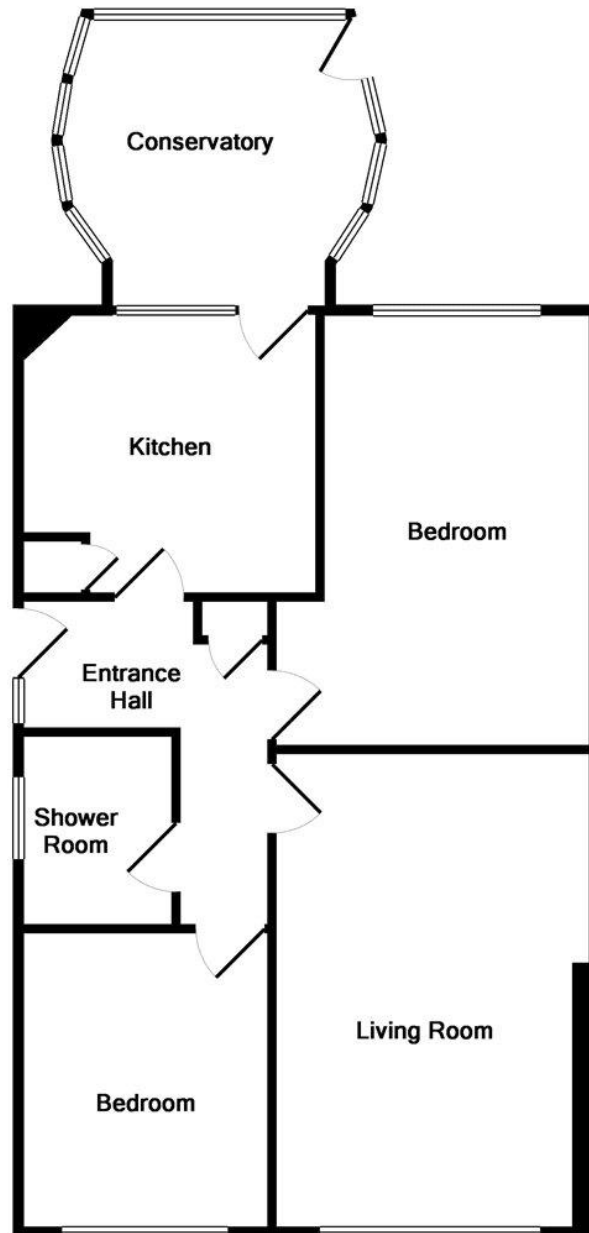
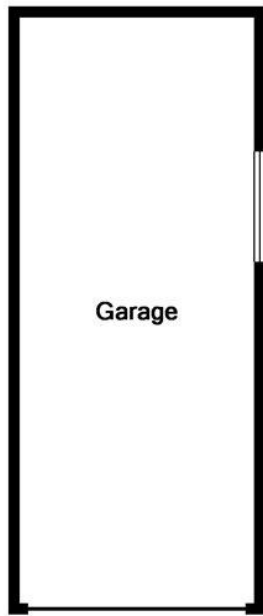
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