

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



33 Aldersley Avenue, Skipton BD23 2LA
Asking Price: £189,995



+ 3



+ 1



- No Forward Chain
- Private Driveway
- Detached Garage
- Three Bed Semi Detached

This traditional three bedroomed semi-detached house is pleasantly situated in a popular residential area just off Shortbank Road, close to the moors and open countryside whilst only approximately two thirds of a mile away from Skipton town centre.



Having the advantage of private parking and an enclosed garden the property offers briefly:

An entrance hall, a living room with understairs storage and a fitted kitchen now in need of modernisation. Whilst on the first floor a landing leads to three well planned bedrooms and a house bathroom with a shower to the bath. Externally the property benefits from a private driveway leading to a detached garage. Established lawned gardens extended to the front and side, to the rear is an enclosed stone flagged and concreted rear garden.

The incredibly 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 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 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 United Kingdom.



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

Including gas central heating together with UPVC sealed unit double glazing, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazed entrance door. Central heating radiator. Staircase leading to first floor landing.

LIVING ROOM

13'10" x 13'06" With UPVC sealed unit double glazing. Central heating radiator. Feature stone fireplace and matching hearth. Gas fire. Built in alcove cupboards. Useful understairs storage. Open archway through to:

FITTED KITCHEN

16'09" x 7'07" With a range of fitted wall and base units incorporating granite effect worktop surfaces having tiled surrounds. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Wall mounted gas boiler (Fitted May 2025). Two UPVC sealed unit double glazed windows. UPVC sealed unit double glazed rear entrance door.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Fully boarded loft with ladder access.

BEDROOM ONE

11' x 9'6" With UPVC sealed unit double glazing enjoying long distance views. Central heating radiator. Range of fitted wardrobes and draws.

BEDROOM TWO

10'09" x 8'10" With UPVC sealed unit double glazing. Central heating radiator. Built in wardrobe.

BEDROOM THREE

7'09" x 7'08" With UPVC sealed unit double glazing. Central heating radiator.

BATHROOM

With a three-piece white suite low suite w/c, pedestal hand wash basin and fitted bath with electric Triton shower over. UPVC sealed unit double glazing. Central heating radiator.

OUTSIDE

An established lawned garden extends to the front and side including shrubs and a small tree.

A PRIVATE DRIVEWAY leads to a:

DETACHED GARAGE

There is a stone flagged and concreted enclosed low maintenance rear garden.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: B

TENURE

The 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: AJT180626

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.