

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Cawder Road, Skipton, BD23 2QE

Asking Price: £249,950



+ 3

+ 1



- Three Bed Family-sized Home.
- Fantastic private Gardens.
- Wonderful Views and Aspects.
- Contemporary Kitchen and Bathroom.
- Separate Utility space.
- Easy walk to / from Town Centre.

Ideally positioned within this increasingly popular residential location only a short walking distance away from Skipton's town centre, this three bedroomed family-sized home most certainly represents a superb opportunity and will appeal to those searching for a very tastefully improved and upgraded, ready-to-occupy semi-detached house with generous terraced gardens and brilliant utility / storage space.



The property stands in a slightly elevated position, overlooking a field to the front whilst backing onto Cawder Lane at the rear and with open fields, countryside and moorland on the southern side of Skipton beyond.

Including mains gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures, this beautifully presented property is summarised very briefly: An entrance hall. A dining room and a separate living room with contemporary fireplace. A kitchen and a side entrance/passageway with adjoining downstairs WC, useful storage space and utility. Three well planned first floor bedrooms and a house bathroom with a three piece white suite. As previously described the property benefits from a well proportioned, split level rear garden with lawn and substantial patio areas providing attractive sitting out space. Pleasant views and aspects.

Situated in a popular residential area circa one mile away from Skipton town centre amenities and services, with picturesque open countryside and moorland, and the scenic Leeds/Liverpool canal also nearby.

The ever 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

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of popular 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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

The fantastic semi-detached house is described in more detail:

COVERED ENTRANCE

Leading to:

ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door with matching side panel. Stairs leading off to the first floor with useful built-in cupboard underneath. Central heating radiator. Built-in cloaks cupboard with sliding doors. Newly fitted carpets.

DINING ROOM

10'11" x 9'9" UPVC sealed unit double glazed window. Central heating radiator. Woodgrain effect laminated flooring.

LIVING ROOM

13'9" x 10'9" Built-in shelving. Built-in cupboard and drawers to the right hand alcove. UPVC sealed unit double glazed window. Central heating radiator. Fitted carpets.

KITCHEN

12'1" x 6'10" Appointed with a contemporary range of fitted wall and base units in a cream finish incorporating laminated worktop surfaces. Composite sink with matching drainer. Two built-in ovens. Integrated dishwasher. UPVC sealed unit double glazed window. Central heating radiator. Door leading to:

COVERED SIDE ENTRANCE/PASSAGEWAY

With multi-paned timber glazed door to the front. Timber door leading to the rear garden. Access to adjoining useful storage space, UTILITY ROOM AND A GROUND FLOOR WC.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed window enjoying long distance views over the Leeds/Liverpool canal. Central heating radiator. Loft hatch with drop down ladder leading to a part boarded loft.

BEDROOM ONE

13'9" x 10'11" (maximum) UPVC sealed unit double glazed window enjoying a pleasant aspect at the rear. Central heating radiator. Two deep alcoves. Fitted carpets.

BEDROOM TWO

11'11" x 10'11" UPVC sealed unit double glazing window also enjoying a pleasant aspect at the rear. Central heating radiator. Built-in cupboard housing the gas central heating boiler. Fitted carpets.

BEDROOM THREE

10'6" x 6'11" (maximum) UPVC sealed unit double glazed window enjoying long distance views at the front over the Leeds/Liverpool canal. Central heating radiator. Built-in open cupboard. Fitted carpets.

BATHROOM

With three piece white suite comprising low suite WC, pedestal hand wash basin and a panelled bath with shower over. Attractive splashback wall panelling. UPVC sealed unit double glazed window. Chrome ladder radiator. Vinyl flooring.

OUTSIDE

To the front there are shared steps leading up to an attractive pebbled frontage with flowerbeds and paved pathway. External lighting.

To the rear the property benefits from a generous split level garden area with large paved patio adjoining the house and with steps leading up to a level lawn. There are further steps together with a planted border leading up to a further large level lawned area. Mature trees and hedges surrounding.

TENURE

The property is FREEHOLD.

IMPORTANT NOTES:

Originally built as an Airey House and was subject to structural repairs in the 1980's. Where applicable, buyers are advised to discuss the type of construction with their chosen lender prior to submitting a mortgage application. Further details are available on request.

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

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.

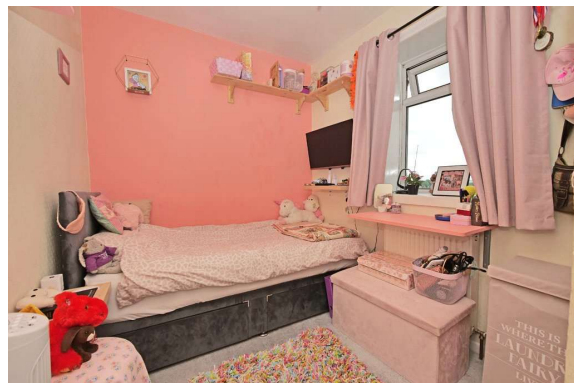
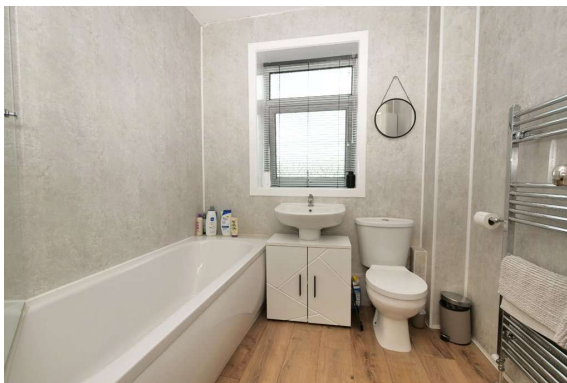
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Ref: MGLEDHILL10726

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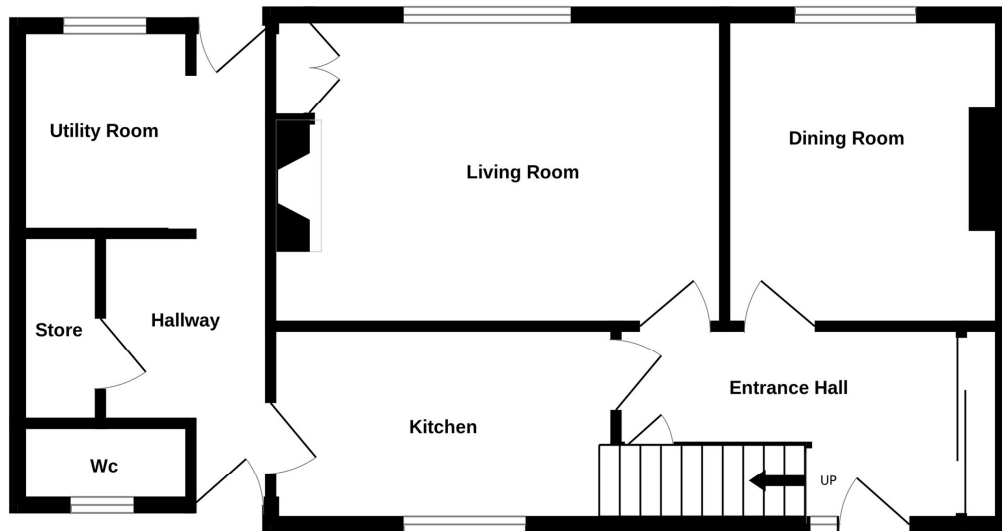
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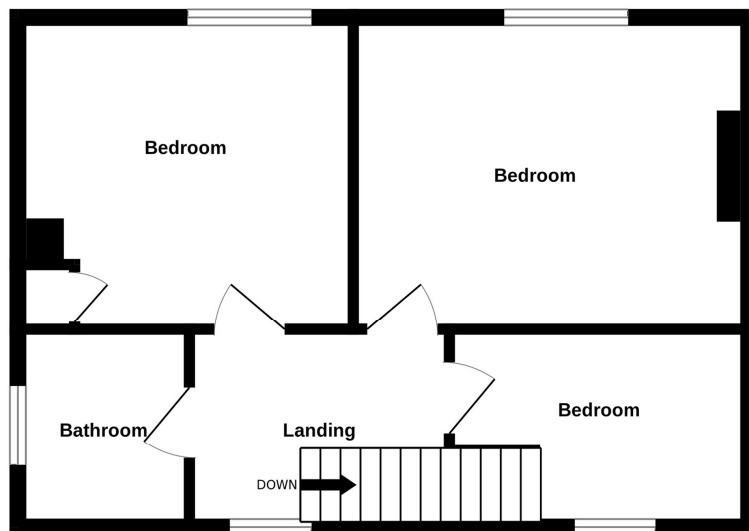




GROUND FLOOR



1ST FLOOR



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