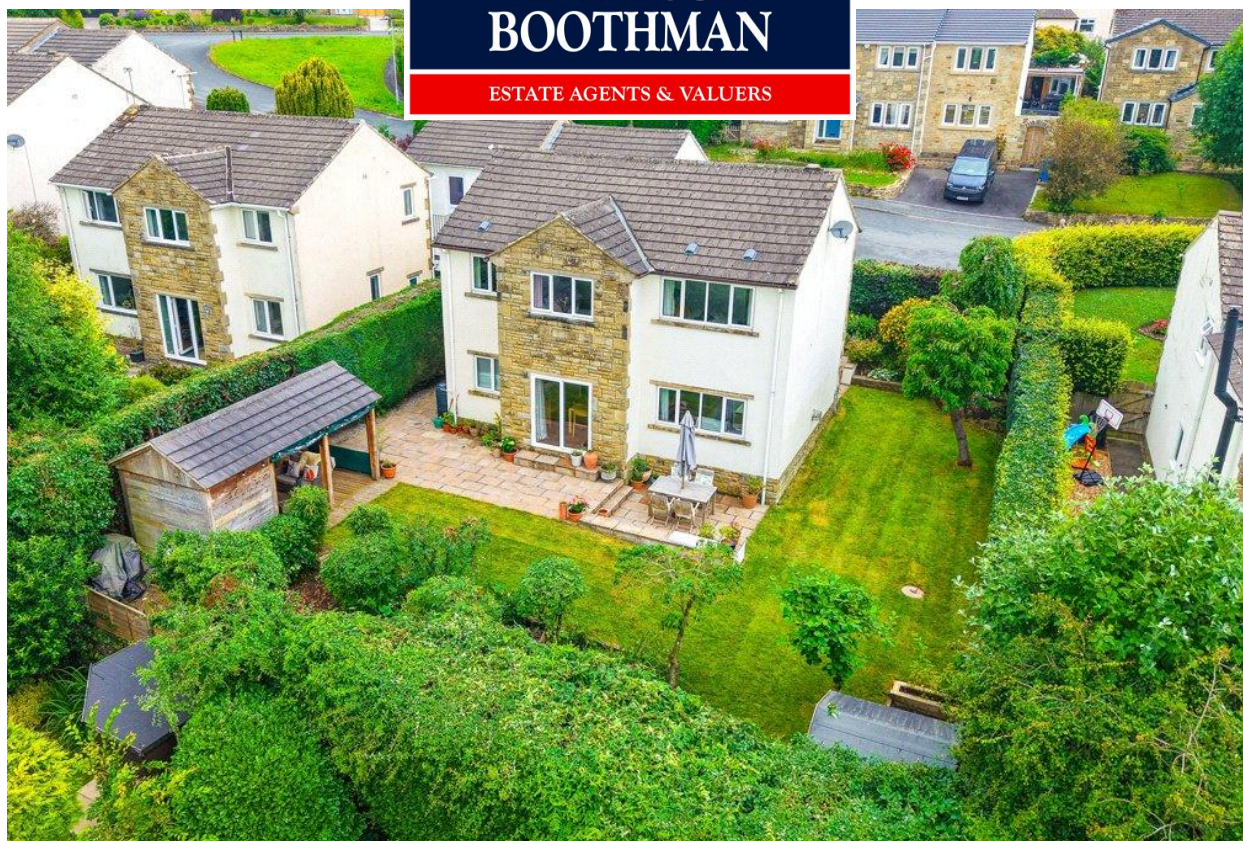




7 Woodlands Walk, Skipton, North
Yorkshire BD23 1TZ
Asking Price: £579,000



+ 4



+ 2



- Four bedroom detached
- Stone-built family home
- Spacious living accommodation
- Well-appointed throughout
- Private parking and a double garage
- Beautiful south facing garden
- Sought after location within Skipton

This spacious and well-equipped individual detached property provides family sized four bedroomed en-suite accommodation of particular merit, standing in an attractive garden also including a tarmac driveway together with a double garage.



With gas central heating, UPVC sealed unit double glazing, this very appealing property enjoys fine southerly aspects at the rear and is pleasantly situated in an exclusive cul-de-sac within a prestigious residential area just off Gargrave Road, less than one mile away from Skipton town centre amenities whilst excellent primary and secondary schooling are also nearby.

Strongly recommended for inspection, the property certainly offers a unique opportunity, comprising very briefly:

An entrance porch, an entrance hallway, a ground floor w/c, a utility room, a study, a superbly appointed re-fitted kitchen with contemporary wall and base units with contrasting quartz worktops, a dining room with doors onto the South facing rear garden and the sitting room with dual-aspect windows and a feature fireplace whilst to the first floor there are four good sized bedrooms, one of which has an ensuite shower room, the house bathroom fitted with a three piece white suite and a first floor study with access into the double garage.

Externally to the front of the property there is a private driveway with parking for two vehicles leading to the double garage. The property sits in a generous plot with gardens to three elevations, mainly laid to lawn with stone paved patios and a featured covered seating 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

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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.

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

Certainly representing an exciting opportunity for buyers looking to purchase a realistically priced family home in this sought after location in Skipton, the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

Hardwood sealed unit double glazed windows and matching entrance doors. Exposed stone wall. Tiled floor.

ENTRANCE HALLWAY

Pine flooring. Useful understair storage cupboard. Central heating radiator. Sealed unit UPVC double glazed window. Open staircase to the first floor.

UTILITY ROOM

12'10" x 7'10" with tiled flooring. Heated towel rail. Plumbing for a washing machine. Space for a dryer. Fitted wall and base units with contrasting granite worktops and matching upstands. Sealed unit UPVC double glazed window. Inset stainless steel sink with chrome hot and cold mixer tap. Fitted storage cupboards.

GROUND FLOOR W/C

Central heating radiator. Corner wash basin. Concealed cistern back to wall w/c. Sealed unit UPVC double glazed window.

KITCHEN

Beautifully fitted with contrasting contemporary fitted wall and base units with quartz worktops and matching upstands. Hotpoint tall oven. Bosch five ring gas hob with an extractor canopy over. Integrated

Zanussi dishwasher. Integrated fridge. Sealed unit UPVC double glazed window. Inset one and a half bowl sink with drainer grooves into the worktops and chrome mixer tap. Oak effect flooring.

STUDY

7'2" x 6'10" with a fitted desk unit and shelving. Central heating radiator. Sealed unit UPVC double glazed window.

DINING ROOM

14' x 9'10" with UPVC sliding door onto the South facing rear garden. Central heating radiator. Open to:

SITTING ROOM

19'10" x 11'11" with a feature polished stone fireplace incorporating a coal effect gas fire. Sealed unit UPVC double glazed windows. Central heating radiators. Pine flooring.

FIRST FLOOR

LANDING

Sealed unit UPVC double glazed window. Central heating radiator. Loft access.

STUDY

8'5" x 7'6" with sealed unit hardwood double glazed windows. UPVC double glazed window. Oak effect flooring with underfloor heating. Integral access into:

DOUBLE GARAGE

16'6" x 15'9" with an electric roller door. Storage space over. Sink. Power, lighting and water.

MASTER BEDROOM

14'2" (max) x 12'2" with pine flooring. Sealed unit UPVC double glazed windows with superb long distance views. Central heating radiator. Fitted wardrobing.

ENSUITE

Chrome heated towel rail. Sealed unit UPVC double glazed window. Low suite w/c. Pedestal wash basin. Panelled bath with chrome thermostatic shower over. Extractor fan. Mirrored medicine cabinet.

BEDROOM

10'3" x 7'4" with sealed unit UPVC double glazed windows having superb long distance views. Central heating radiator. Cupboard with wall mounted Worcester gas fired combination boiler.

BEDROOM

10'9" x 9'10" with sealed unit UPVC double glazed windows having superb long distance views. Central heating radiator.

BEDROOM

9'2" x 8'9" with sealed unit UPVC double glazed windows. Central heating radiator. Fitted wardrobing and shelving.

HOUSE BATHROOM

Sealed unit UPVC double glazed window. Low suite w/c. Pedestal wash basin. Panelled bath with chrome thermostatic shower over. Extractor fan.

OUTSIDE

To the front there is a private driveway with parking for two cars leading up to the double garage (as previously described).

There are steps down to the front door of the property with a larged paved area with raised shrub and flowerbeds. To the side and rear the garden is mainly laid to lawn offering an enclosed and private space with a stone paved patio, well established shrubs, flowerbeds and trees. Timber storage shed. Large external covered seating area perfect for entertaining friends/family and with power and lighting.

COUNCIL TAX BAND

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

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: JT13072026

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Any prospective purchaser should satisfy themselves by inspection of the property.