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ESTATE AGENTS · VALUERS · LETTING AGENTS

AN IMPRESSIVE 3 BEDROOMED DETACHED FAMILY HOME WITH 2 RECEPTION ROOMS, A GARAGE & DRIVEWAY AND LANDSCAPED GARDENS SITUATED IN A POPULAR RESIDENTIAL LOCATION



**6 AIREDALE AVENUE
SKIPTON**

Recently the subject of improvement including majority new windows and a superb landscaped garden, this light & airy detached family home comprises 2 large Reception Rooms and a Utility complemented by 3 good sized Bedrooms and a House Bathroom. The kitchen ideally requires an upgrade but provides an exciting opportunity to create a standout open plan living/dining kitchen onto the rear garden.

Airedale Avenue is **pleasantly located in a quiet area towards the edge of the town but is also within comfortable walking distance of the centre of Skipton**, well known for its award-winning High Street and providing **an excellent choice of schools including Ermysted's Grammar & Skipton Girls High.**

PRICE: £338,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Having the advantage of private driveway parking and a garage, the property is recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

Majority glazed uPVC door to:

HALL: with beech flooring and staircase to the first floor.

DINING ROOM: 10'8" x 8'6" with matching flooring, feature wall panelling and opening to:



KITCHEN: 13'2" x 7'6" with matching flooring, range of wall and base units with worktops over, stainless steel sink unit 7 drainer, space for freestanding electric oven & hob, washer plumbing, combination boiler, under stairs store cupboard and stable style door to:



UTILITY: 6'11" x 6'3" with exposed floorboards, space for dryer and tall fridge freezer, windows on 3 sides and half glazed uPVC door to the garden.

SITTING ROOM: 16'4" x 13'1" with media wall with electric fire, wall TV point & fitted shelves and windows on 2 sides with far reaching views.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



TO THE FIRST FLOOR

LANDING: with gable end window.

BEDROOM 1: 13'3" x 10'3" with windows on 2 sides and far reaching views.



BEDROOM 2: 10'9" x 8'6" with fitted wardrobe and view over the rear garden.



BEDROOM 3: 9'8" x 5'10" with far reaching views.



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BATHROOM: 7'8" x 7'5" with 3 piece suite comprising panelled bath with shower over & glass screen, low suite w.c, wash hand basin, low suite w.c, wash hand basin with cupboards under, vinyl flooring, tiled walls, chrome ladder radiator and window with frosted glass.

TO THE OUTSIDE

There is a lawned foregarden with flower borders and a private driveway providing parking and giving access to an adjoining **GARAGE:** 16'9" x 9'2" with power & light, up-and-over front door and rear door.

The rear garden is a standout feature which has recently been landscaped over split levels to include a flagged sitting out area, a lawn and further raised flagging with lovely elevated views. The whole is enclosed by new panelled fencing and catches the sun all day.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band D.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD23 2LL

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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