



Guide Price £315,000

- Three bedrooms
- Semi detached
- Stunning private gardens
- Driveway parking
- Open plan living dining room
- Popular Skipton location
- Long distance views

29 Lytham Gardens, Skipton, North Yorkshire, BD23 2TR

Occupying an elevated position and enjoying superb panoramic views across Skipton, this attractive three bedroom semi-detached home offers well presented accommodation throughout. Featuring a modern fitted kitchen, contemporary bathroom and secluded rear gardens. The property provides an ideal setting for family living. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

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Harrogate 23 miles, Ilkley 10 miles, Leeds 28 miles (all distances approximate)

General remarks

Upon entering the property via the front porch, you are welcomed into a spacious entrance hallway, providing access to the ground floor accommodation and a staircase rising to the first floor. To the front of the property is the impressive open plan living and dining room, flooded with natural light from the large windows and enjoying delightful open views. This inviting reception space also benefits from useful understairs storage and a gas fire set within a stone surround and hearth, creating an attractive focal point. Positioned to the rear, the

modern kitchen is fitted with a comprehensive range of base, wall and drawer units complemented by worktop surfaces over. Integrated appliances include a four ring gas hob with extractor hood above, a double electric oven and a fridge/freezer, while there is plumbing and space for both a washing machine and tumble dryer. A composite sink with drainer, cupboard housing the gas combination boiler and a door leading directly to the rear garden complete the accommodation.

To the first floor, the landing provides access to the loft and an airing cupboard. The principal bedroom enjoys a front facing aspect with stunning long distance views across Skipton and benefits from fitted wardrobes. Bedroom two overlooks the rear garden and offers generous double bedroom proportions together with fitted wardrobes. A third single bedroom, also enjoying far reaching views, provides flexible accommodation and would make an ideal home office or nursery. The house bathroom is well appointed with a contemporary three piece suite in white, comprising a P shaped bath with shower over, low

flush w.c., wash hand basin with vanity storage beneath, heated towel rail and fully tiled walls and flooring.

Externally, the property is complemented by attractive and mature gardens. To the front, a well stocked garden features established shrubs, trees and planting, while a concrete driveway to the side provides private off street parking. The rear garden is a particular highlight of the property, being beautifully landscaped, generously proportioned and offering an excellent degree of privacy. A substantial paved terrace adjoins the house, creating the perfect setting for outdoor dining and entertaining. Attractive stone steps, bordered by mature planting and traditional stone retaining walls, lead to the main garden, where an impressive variety of established shrubs, ornamental trees and specimen planting create a tranquil and secluded environment. At the top of the garden, a generous level lawn is enclosed by mature trees and established hedging, providing an ideal space for families, keen gardeners or simply relaxing and enjoying the peaceful surroundings.

Directions

From the bottom of the High Street in Skipton take Newmarket Street signposted for Otley and take the second turning at the roundabout up Shortbank Road. Proceed to the top of this road turning left onto Hillside Road, after 100 yards turn right signposted for Lytham Gardens. Take the left hand turning onto the road and the property will be easily identified on the left hand side by our Dacre, Son and Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- There is a driveway offering parking on site
- Please note that the gas fire is condemned but a gas supply is available

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

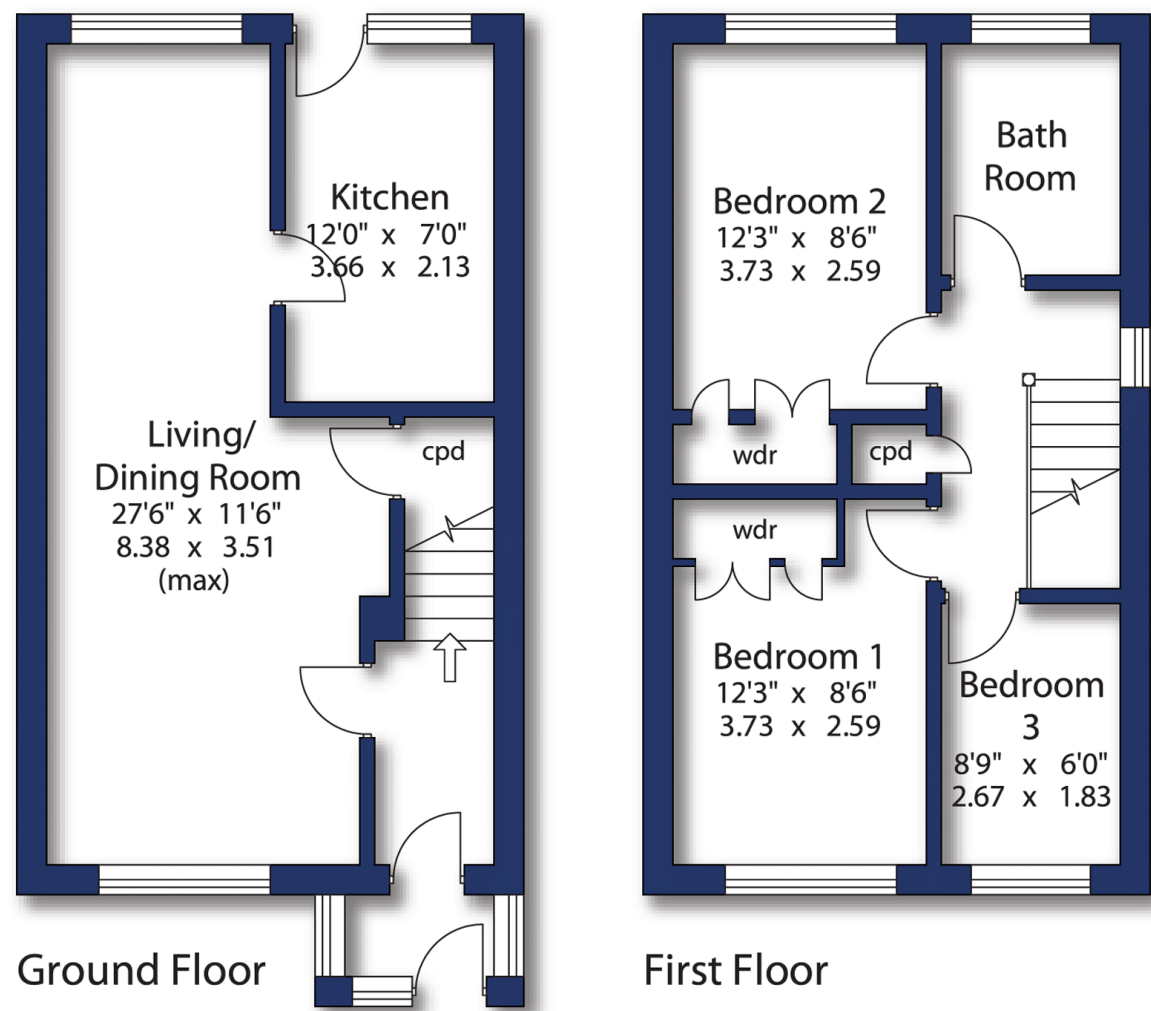
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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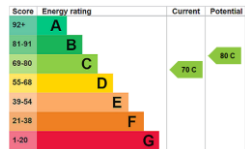


Floorplans



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