DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £225,000

- End terrace property
- Three bedrooms
- Enclosed rear garden
- Open plan kitchen diner
- Family bathroom
- Superb open views to the rear garden
- Ample private parking
- Popular location within Skipton

172 Greatwood Avenue, Skipton, North Yorkshire, BD23 2SQ

A well presented three bedroom end terraced property situated in a popular residential area, offering spacious accommodation throughout. The property comprises a welcoming living area, kitchen diner and a modernised bathroom finished to a contemporary standard. Further benefits include a lovely garden room, an enclosed rear garden enjoying superb long distance views across the surrounding open countryside, and ample off road parking to the front. This appealing home is ideally suited to families, first time buyers and those seeking additional outdoor space with a beautiful countryside outlook.

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Harrogate 23 miles, Skipton 1 miles, Leeds 28 miles (all distances approximate)

General remarks

Entering the property via the side entrance, you are welcomed into a useful entrance porch, added by the current vendors, which provides access to both the dining kitchen and the rear garden. The dining kitchen is fitted with a range of base, wall and drawer units with worktops over, a double electric oven, four ring gas hob, space for a fridge/freezer and plumbing for a washing machine and dishwasher. A separate w.c. has been cleverly incorporated beneath the staircase for added convenience. The kitchen leads through to the garden room, which enjoys double doors opening out onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. The living room is also accessed from the kitchen and features a chimney breast, offering the potential for either a gas fire or wood burning stove. From here, a second entrance hall provides access to the front of the property, together with the staircase rising to the first floor.

To the first floor are two well proportioned double bedrooms, both enjoying long distance views, alongside a further single bedroom. Bedroom one benefits from a full wall of mirrored fitted wardrobes, providing excellent storage. Bedroom three is positioned to the front of the property and offers space for a single bed. Completing the accommodation is a recently upgraded, modern house bathroom, fitted with a contemporary three piece suite comprising a P shaped bath with shower over, low flush w.c. and hand wash basin with vanity cupboard beneath. Further features include a chrome heated towel rail and extractor fan, creating a stylish and practical space.

Externally, the property benefits from ample off road parking to the front, complemented by an electric vehicle charging point. To the rear, the garden offers an attractive Indian stone paved patio area, a pond and a raised decking area, providing a variety of spaces for relaxing and entertaining. A particular highlight is the detached, pub style garden building, constructed by the current owners, which benefits from power, lighting and Wi-Fi, making it an ideal space for entertaining or an alternative use as a games room, home office or hobby room. The building is fully insulated and has a recently installed new roof. Attached to the building is a useful storage shed, ideal for keeping garden tools and outdoor equipment neatly tucked away.

Directions

From High Street, at the mini roundabout, take the left hand turning onto Newmarket Street. Continue along this road until you reach the next mini roundabout, where you should proceed straight ahead onto Shortbank Road. Follow the road beneath the railway bridge, then take the second right onto Greatwood Avenue. Take the second left onto Whinny Gill Road, followed by the second right onto Moorview Road. Continue along Moorview Road and take the first left onto Heather View. Proceed to the top of the street and bear right onto Greatwood Avenue. The property will be found a short distance along on the left hand side, clearly identified by our Dacre, Son & Hartley 'For Sale' board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Gas fired central heating
- There is a private driveway to the front
- Please be aware that the property is of a non standard construction

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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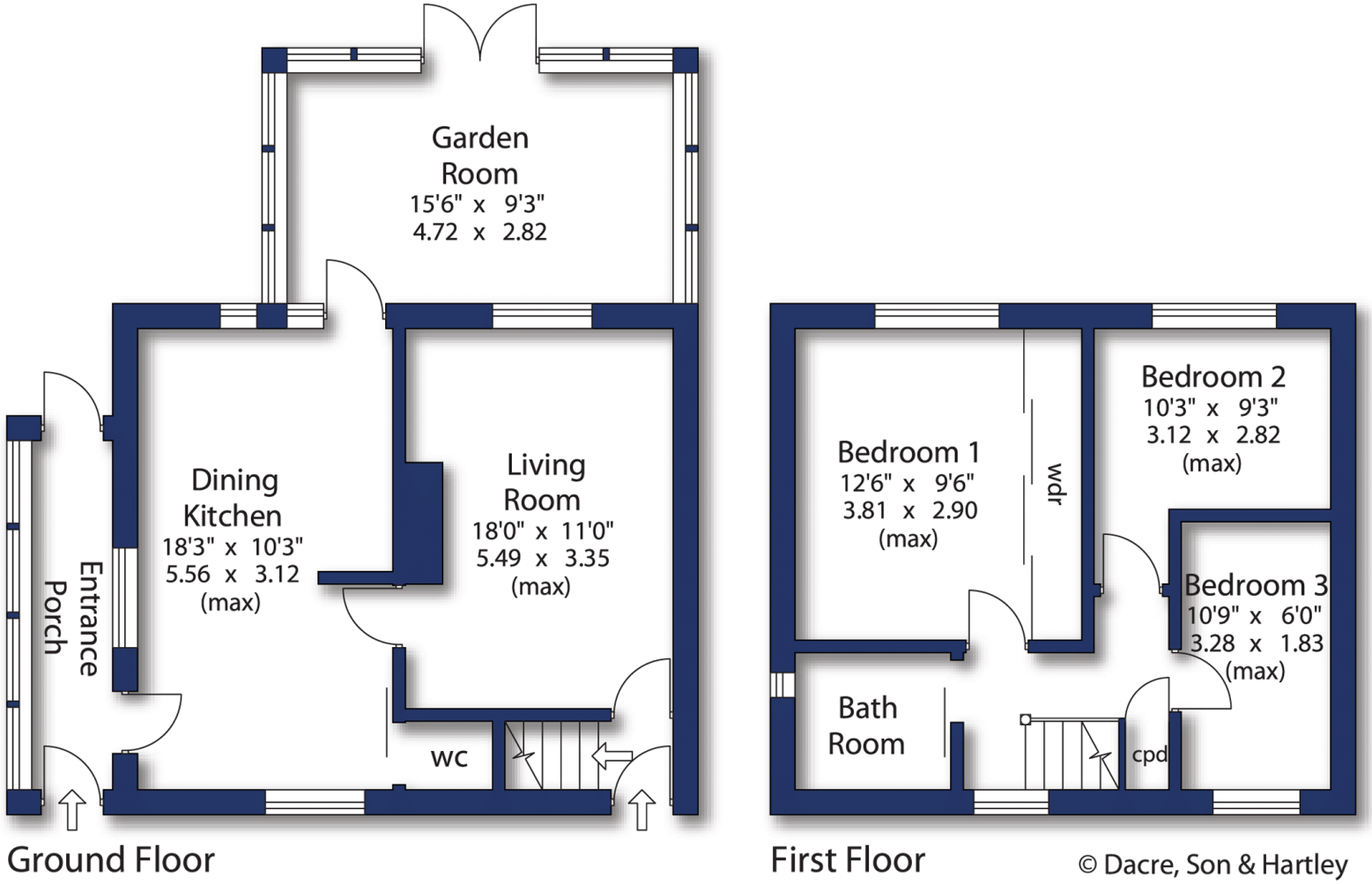
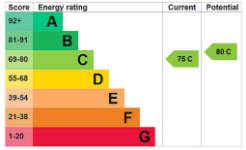
Floorplans





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