

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Cawder Mews, Skipton**

**Price £219,950**

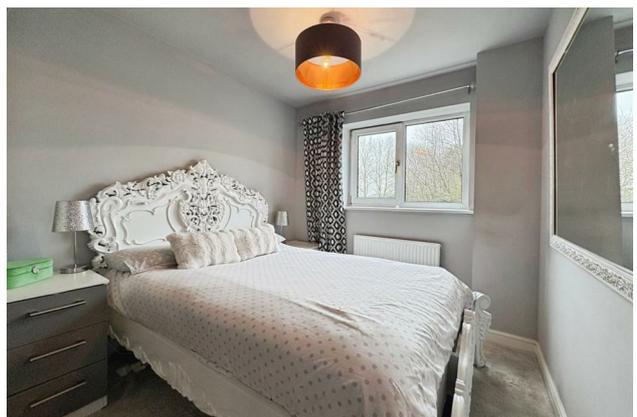
**Property Images**



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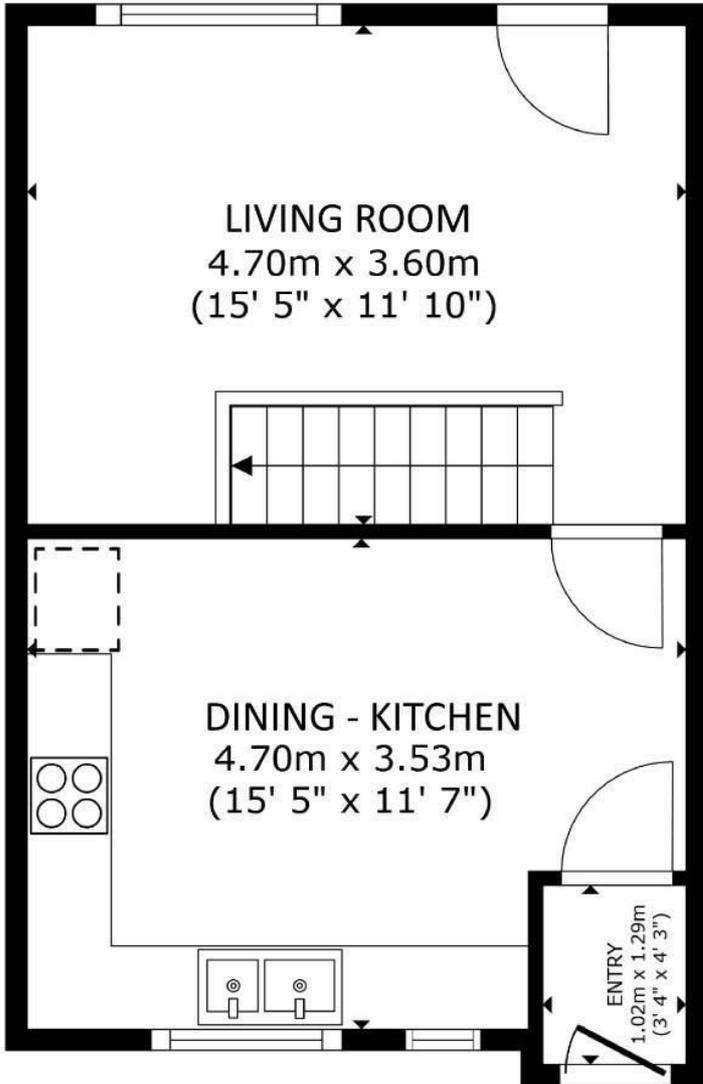
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## Property Images

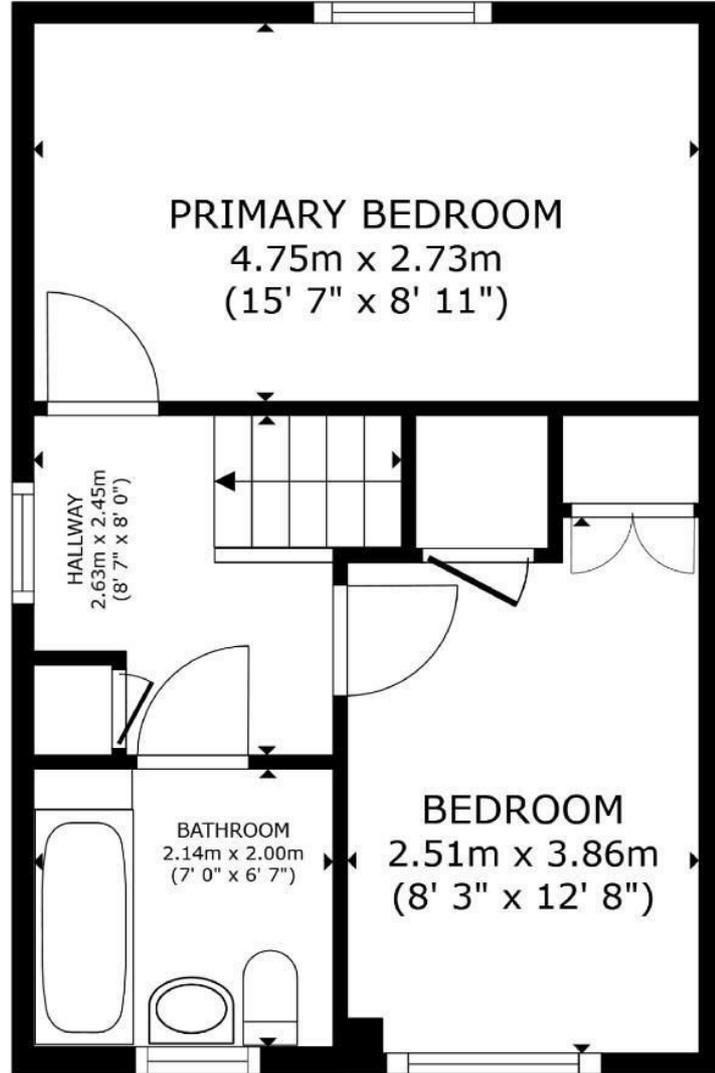


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FLOOR 1



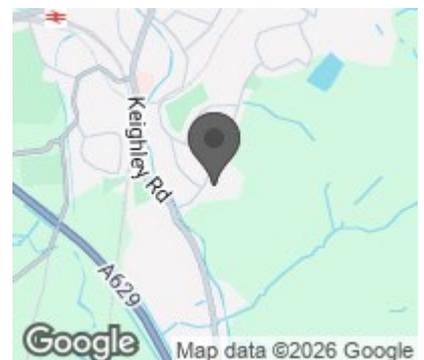
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



An impressive end-terrace house offers a perfect blend of modern living and delightful countryside views at the rear.

Built in 1997, this property has been thoughtfully updated, presenting a stylish two-bedroom home set in a quiet location, yet handy for town and delightful walks.

A storm porch leads into an entrance lobby, ideal for kicking of boots and coats. The heart of the home is a superb dining-kitchen, light & spacious and featuring a range of base & wall units, work-surfaces, built-in appliances, and with ample space for dining.

The adjoining living room is well proportioned, boasting attractive wood grain effect flooring and a large window that frames the picturesque views of the surrounding countryside. A door leads out onto the garden.

Upstairs, you will find two well-planned double bedrooms, each with views of the countryside, and a contemporary bathroom equipped with a modern three-piece suite.

The property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and efficiency.

Outside, the property is complemented by a well-maintained garden to the rear, including a lovely lawn and a stone flagged patio area, perfect for enjoying the tranquil surroundings. At the front, a hard landscaped forecourt style garden with gate leading to the private parking with one allocated space, and with additional parking for guests.

Located just three-quarters of a mile from Skipton's vibrant High Street, residents can enjoy easy access to a variety of shops, restaurants, and recreational facilities. The close-by canal towpath makes for a pleasant walking route into town.

This property is a must-view for anyone seeking a modern, easy-to-keep home in a picturesque setting, combining modern comforts in a pleasant setting.

### **On-Line-Bullet-Points**

- Two spacious double bedrooms
- Modern dining-kitchen with appliances
- Stylish three-piece bathroom
- Private parking space included
- Large enclosed garden
- Fantastic countryside views
- Entrance lobby
- Walking distance to town centre
- Canal walks close by
- Excellent schools within walking distance