

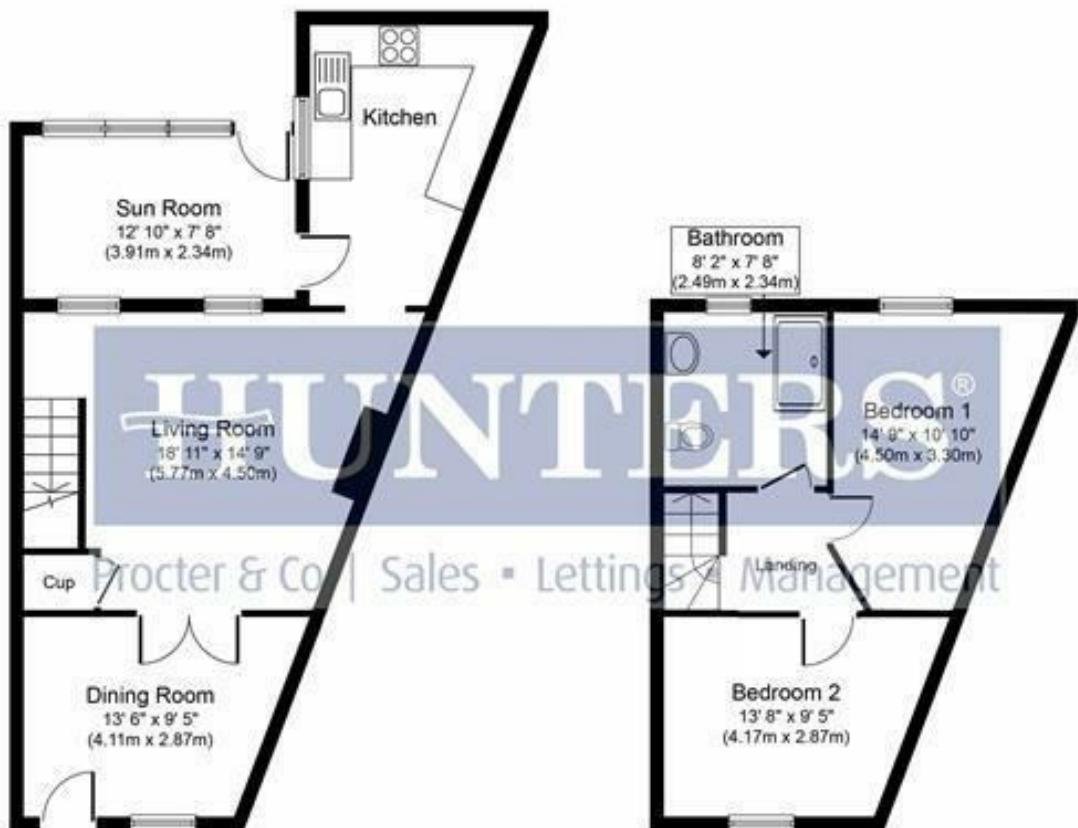
**Bold Venture Street, Skipton**  
**Offers In Excess Of £215,000**

**Property Images**



## Property Images



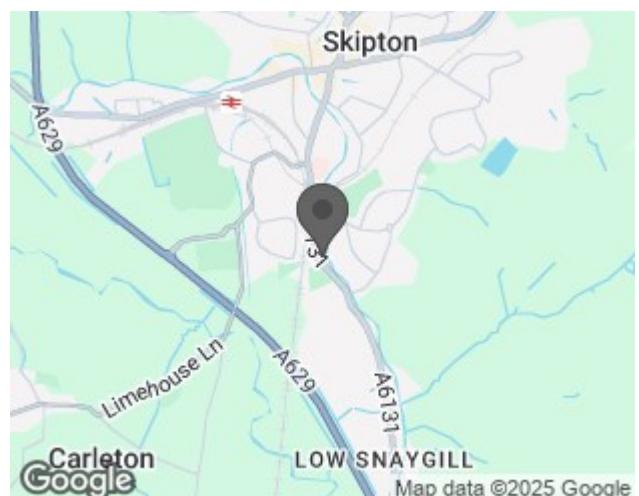


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**NO FORWARD CHAIN.....**A superb example of a late Victorian end terrace property. Some lovely views, sunny aspect, 10 minute walk along the towpath into town.

This superbly presented and deceptively spacious end terrace property enjoys a delightful outlook onto the Leeds Liverpool Canal from both the front and rear upper windows.

Having been upgraded and modernised to include a high quality fitted kitchen, re-fitted shower room, wall coverings from Laura Ashley, windows and general upkeep. Also extended to provide the separate kitchen space, and with a West facing sun room providing further living space.

Once inside, a dining room with feature wall coverings, sliding sash double glazed window and ample space for a 6 person dining suite. French doors open into a large living room with a feature exposed brick fireplace incorporating a multi-fuel stove set on a stone hearth and with oak mantle. There is space for a couple of sofas and chairs and 2 windows onto the sun room bring in good amounts of natural light. Stairs rise to the first floor with cupboard below providing good storage.

The re-fitted extended kitchen features a range of shaker style units with oak worktops incorporating a Belfast sink set below a large double glazed window with views over the rear garden and down the cobbled street. Also having wall mounted plate rack and shelving, and a feature SMEG range cooker.

The sun room is West facing and provided a pleasant place to relax, and with door onto the rear al fresco dining and sitting area which has access onto the rear street.

To the first floor, the return balustrade staircase and landing provide access to 2 double bedrooms, both having space for a bed and furniture, feature wall coverings and delightful views onto the canal from sliding sash double glazed windows.

The house shower room is finished modern Mediterranean style, having travertine style tiled floor and walls and features a large shower enclosure, wash basin and WC.

To the front of the property there is an attractive enclosed flagged garden with raised border and stone walling.

This attractive and spacious home is 'over-ready' and an ideal starter or holiday home, with no forward chain.

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

- Delightful canal side location • Pleasant views & wildlife • Sunny aspect front & rear • A larger and well presented end terrace • Superb modern kitchen (extended) • 2 x double bedrooms with views • Sunroom onto Yarden • Gardens/ courtyard front and rear • 10 mins in to town on towpath • Bus stop at the end of the street