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44 Westmoreland Street, Skipton Offers In Excess Of £200,000 Property Images

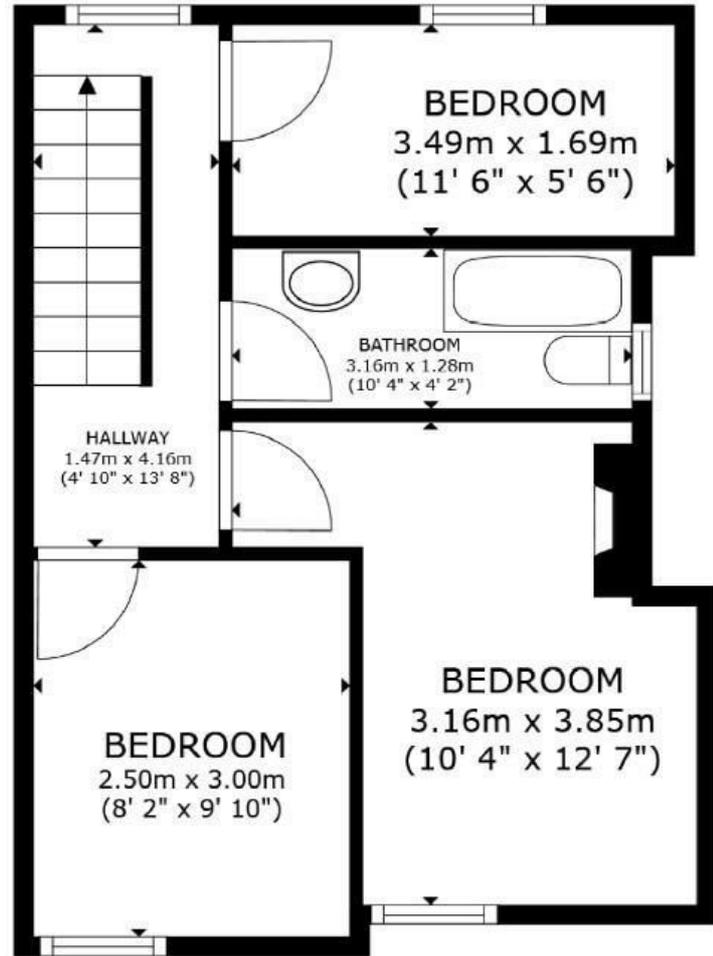
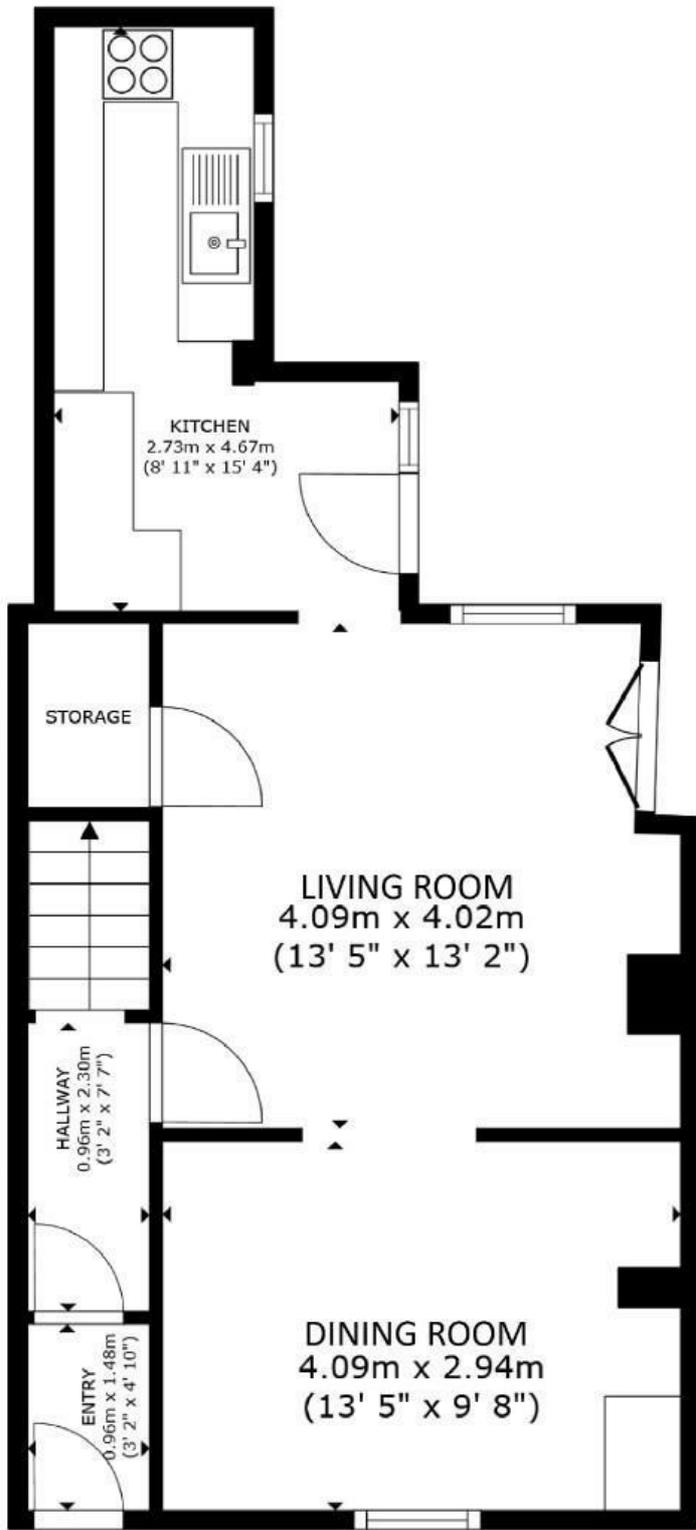


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Property Images





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This delightful mid-terrace house offers a perfect blend of comfort and convenience. Situated in a sought-after area, the property is just a short stroll from the vibrant amenities that Skipton has to offer, making it an ideal choice for families and professionals alike.

Upon entering from the hallway you are welcomed into a spacious living room, complete with a cosy wood-burning stove, perfect for those chilly evenings. The second reception room serves as a versatile space, ideal for dining or as a snug area for relaxation. The modern kitchen is both spacious and light, providing an inviting atmosphere for culinary adventures and family gatherings, and with a door onto the rear garden.

The property boasts three well-proportioned bedrooms, ensuring ample space for rest and privacy. The modern bathroom is designed with modern fixtures, offering a refreshing retreat. Additionally, the enclosed rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or entertaining guests.

This home is double glazed throughout and benefits from central heating, ensuring warmth and energy efficiency. With its appealing features and prime location, this property is a wonderful opportunity for those looking to settle in the heart of Skipton. Don't miss the chance to make this charming house your new home.

The ground floor features a smartly finished living-dining-kitchen, ideal for family meals and everyday living. Boasting black granite worktops over shaker style units finished in a soft cream, a breakfast-bar area and having exposed timber beams. Cooking appliances and an integrated dishwasher are included. A door opens onto the rear garden, making entertaining, al fresco dining and relaxing a breeze and a ground floor WC very convenient!

To the first floor, a well-proportioned sitting room, complete with a feature fireplace that adds warmth and character to the space and enjoys attractive views. This is open to a dining area with fine views, catering to the needs of modern living. There is a double bedroom and house bathroom on this floor.

To the second floor the principal bedroom is a true retreat, featuring a luxury ensuite and a walk-in dressing room and pleasant views. 2 further double bedrooms both feature en suite shower rooms and a pleasant outlook.

Externally, the property benefits from a low-maintenance west-facing rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Parking is available for two vehicles, including a large integral single garage, ensuring convenience for residents and guests alike.

Gargrave is a highly sought-after village, offering a good selection of local shops, including a supermarket and post office. The village is well-connected, with a railway station providing direct access to Leeds in just 45 minutes, as well as links to Bradford and London Kings Cross. The historic market town of Skipton, located only five miles away, offers a wider range of shops, social amenities, and reputable schooling.

With its superb location and spacious accommodation, this character cottage is not to be missed.

- No forward chain • Light, modern kitchen • Modern bathroom • Spacious living room with wood burner • Enclosed rear garden • Double glazed windows & central heating • On the level to Skipton's fantastic amenities • Mortgage advise available