



Moorview Way, Skipton
£249,950





40 Moorview Way

Skipton

BD23 2JW

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW CLOSE TO ALL THE LOCAL AMENITIES WITH A CONTEMPORARY INTERIOR AND FINISH, LANDSCAPED GARDEN AND PARKING.

This wonderfully recently modernised bungalow now provides stylish, modern accommodation and is ready to move into. Enjoying a brand new kitchen, a light and spacious sitting room, with two generous bedrooms and a shower room. Newly landscaped gardens and driveway parking make this property perfect on every level.

Known as the 'Gateway to the Dales', Skipton is a thriving and historic market town on the edge of the stunning Yorkshire Dales National Park, with strong agricultural connections and a magnificent castle dating back to the 11th Century. Its colourful High Street hosts a market four days a week on the cobbled setts, along with a wide choice of shops, restaurants and public houses. The Leeds-Liverpool Canal runs through the town with its pretty towpath walks and for families there is an excellent choice of schooling at both Primary and Secondary level. Small wonder that in 2014 Skipton was voted by The Sunday Times as the best place to live in Britain, receiving commendations for its "ideal combination of low crime rates, top-class schools and great transport links", and in 2017 the Office of National Statistics revealed that Skipton is officially the happiest place to live in the UK!

This recently renovated semi-detached bungalow is situated on a quiet cul-de-sac with moorland views. The property benefits from a new Magnet kitchen, new front and side doors and Worcester combi boiler. The garden area has been recently landscaped to provide a low maintenance and tranquil space. Benefitting from solar panels, UPVC double glazing and gas fired central heating, the accommodation is described in brief below with approximate room sizes:



FRONT HALLWAY Front entrance hallway with a large storage cupboard and radiator. New composite front door.

SITTING ROOM 16' 00" x 11' 04" (4.88m x 3.45m) A light and spacious room with large window providing lovely moorland views. New electric fire and surround, two radiators.

INTERNAL HALLWAY Internal hallway leading to the kitchen, shower room and two bedrooms.

KITCHEN 10' 00" x 8' 04" (3.05m x 2.54m) Newly installed Magnet kitchen with grey high-gloss units and integral induction hob, electric oven and extractor hood. Space for a fridge/freezer and washing machine. New side door and large window providing lovely views to the hillside and woodland in the distance. Radiator.

SHOWER ROOM Three piece suite comprising: corner shower, hand basin in vanity unit and low level WC. Mermaid boarding to walls and chrome heated towel rail.

BEDROOM ONE 12' 06" x 11' 06" (3.81m x 3.51m) A spacious master bedroom with full-width fitted wardrobes and large window overlooking the lovely rear garden. Radiator.

BEDROOM TWO 9' 00" x 8' 06" (2.74m x 2.59m) Second double bedroom which would also make a great home office with a window overlooking the rear garden. Newly fitted Worcester combi boiler and radiator.

OUTSIDE The front of the property benefits from a double width driveway which leads to a newly installed workshop, with light and power.

The recently landscaped rear garden includes a shed, patio area, raised beds and shingled and flagged terraced areas providing a tranquil space to sit and enjoy the lovely views.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

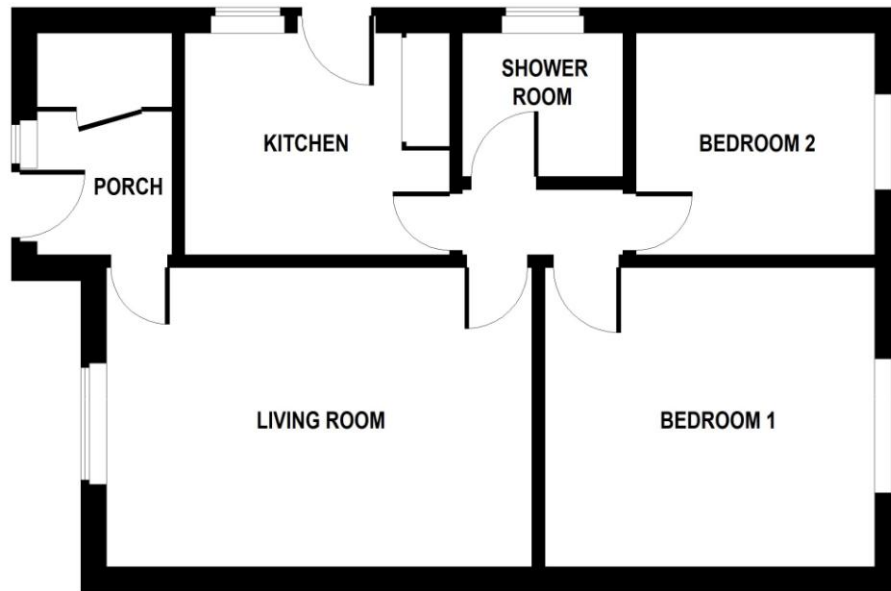
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

DIRECTIONS From the bottom of Skipton High Street, bear left onto Newmarket Street and straight across the mini roundabout onto Shortbank Road. Take the 4th left-hand turning onto Moorview Way. Then take the first right hand turn and number 40 is located on the left and will be identified by a Dale Eddison for sale board.

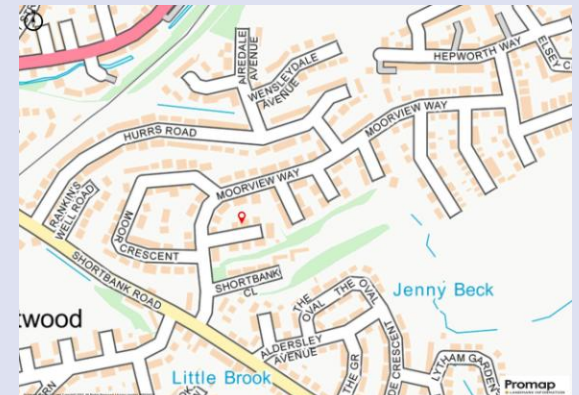




40 MOORVIEW WAY

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 70 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.