



Willow Way, Skipton
£219,950

**Dale
Eddison**

30 Willow Way

Skipton

BD23 3BP



A MODERN AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME LOCATED WITHIN WALKING DISTANCE TO SKIPTON TOWN CENTRE. PRESENTED TO HIGH STANDARD WITH MODERN INTERIOR AND OFF ROAD PARKING, THIS FANTASTIC HOME IS READY TO MOVE IN TO.

The property comprises kitchen, sitting room and WC to the ground floor. The first floor has three double bedrooms and house bathroom. Outside there is off road parking and a secure rear garden. A perfect property for the first time buyer, young family and investor alike.



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 wonderful family home benefits from double glazing and gas central heating throughout and is described in brief below with approximate room sizes:

GROUND FLOOR

ENTRANCE HALL A spacious and welcoming entrance hall with ample storage space for coats and boots. Laminate flooring and handy under stairs storage cupboard. Door to rear garden and radiator.

WC White two piece suite comprising of pedestal hand basin and low level WC. Frosted window and radiator.

KITCHEN 16' 05" x 11' 06" (5m x 3.51m) Generous sized family kitchen with dual aspect windows. A range of white modern wall and base units with chrome handles and complementary wood effect worktops. Single stainless steel sink and logic combination boiler. Integrated appliances comprise: Prima electric oven, four ring gas hob, extractor hood. Space for a washing machine, dishwasher, dryer and fridge/freezer. Laminate floor and tiled splash back.

SITTING ROOM 17' 06" x 9' 06" (5.33m x 2.9m) A light and spacious sitting room with dual aspect windows. Radiator.

FIRST FLOOR

LANDING Access to fully boarded roof space, handy storage cupboard and window overlooking the garden.

BEDROOM ONE 13' 00" x 10' 06" (3.96m x 3.2m) Generous double bedroom with built in storage cupboard, vinyl cushion floor, window to the front and radiator.

BEDROOM TWO 10' 09" x 9' 09" (3.28m x 2.97m) A good size double bedroom with window to the front, vinyl cushion floor and radiator.

BEDROOM THREE 9' 03" x 8' 00" (2.82m x 2.44m) Another double bedroom with window to the rear and radiator.

BATHROOM White three piece suite comprising: bath with overhead shower and glass bath screen, pedestal hand basin, low level WC. Chrome heated towel rail, vinyl flooring and frosted window.

OUTSIDE To the front of the property there is a block paved driveway. To the rear there is an enclosed garden with paved seating area, artificial lawn and garden shed.

ADDITIONAL INFORMATION The property also benefits from leased solar panels. There is maintenance charge of £.....per month which contributes towards the communal estate costs.

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.

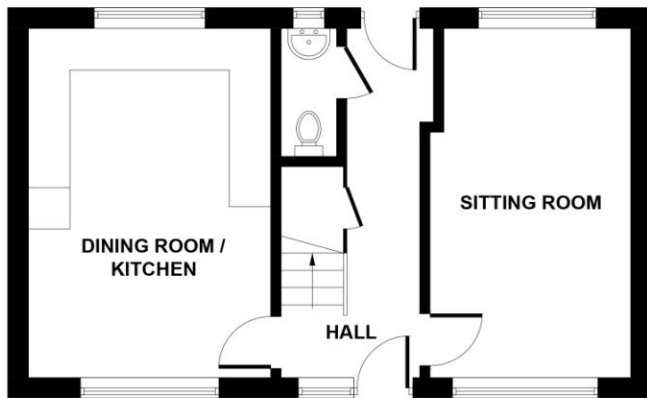
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist 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 B. For further details please visit the Craven District Council website.

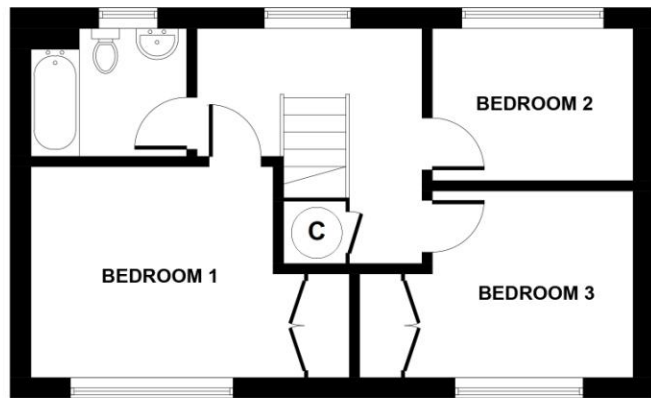
VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

DIRECTIONS At the bottom of Skipton High Street, proceed on the A6131 in the direction of Keighley and just past Tesco petrol station, turn right onto Carleton Road and follow the road under the railway bridge and continue to follow the road. At the mini roundabout take the first exit to continue straight on, Willow Way is then the first left hand turn. Number 30 will be identified by a Dale Eddison for sale board.





GROUND FLOOR

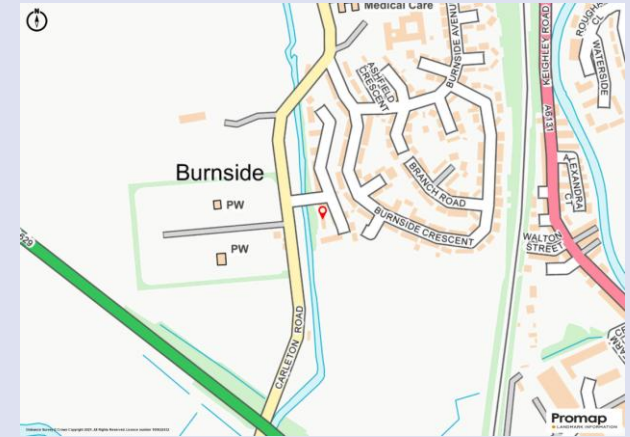


FIRST FLOOR

30 WILLOW 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. (ID 809929)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.