



1 Wood Close, Skipton BD23 1LZ
Asking Price: £625,000



+ 5



+ 3



- Stone Detached Property
- 5 Bed En-Suite
- Double Garage
- South Facing Garden
- Prestigious Location

This imaginatively extended, superbly appointed and beautifully presented individual stone fronted detached property provides well equipped five bed roomed en-suite accommodation very pleasantly situated in an enviable private corner plot position within an exclusive cul-de-sac in a prestigious residential area whilst backing onto woodland including the advantage of fine southerly aspects at the rear.



This very attractive home is located only circa three quarters of a mile away from Skipton town centre amenities whilst beautiful open countryside, excellent primary and secondary schooling are also nearby.

Including gas central heating, UPVC sealed unit double glazing, a security alarm, quality contemporary fittings and fixtures, this property certainly provides an excellent opportunity and is very strongly recommended indeed for inspection, comprising briefly:

An open storm porch, an entrance hall, a living room, a dining room, a fitted dining kitchen with built-in appliances, a side entrance hall, a utility room, a shower room and a snug/study whilst on the first floor is a master bedroom with an en-suite shower room, four further well proportioned bedrooms and a bathroom. There are easily manageable front and side garden areas together with a private tarmac driveway providing off road parking for vehicles whilst giving access to a detached double garage. The well proportioned established landscaped rear garden provides a very attractive feature - enjoying a delightful degree of privacy with fine southerly aspects towards woodlands - whilst including lawn and a good variety of bushes together with conifers, coniferous hedging and stone flagged patios which offer very pleasant sitting out areas.

The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities. The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a



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bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers an excellent mix of independent shops, pubs and cafés in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it, this exceptional property comprises in further detail:

GROUND FLOOR

OPEN STORM PORCH

ENTRANCE HALL

With a traditional UPVC front entrance door including coloured and leaded sealed unit double glazing. Adjacent UPVC sealed unit double glazed side window. Double central heating radiator. Staircase to the first floor with a spindled balustrade. Built-in store cupboard under stairs.

LIVING ROOM

16'3" x 13'2" With UPVC sealed unit double glazing to front and side elevations. Double central heating radiator. Cast iron wood burner style gas stove on a carved stone hearth.

DINING ROOM

11'6" x 9'5" With UPVC sealed unit double glazing providing fine southerly aspects beyond the attractive rear garden towards woodland. Central heating radiator.

FITTED DINING KITCHEN

13'10" x 10'10" Well equipped with a range of cream fronted units providing cupboards, drawers, a glazed display cabinet and solid oak block worktop surfaces having contrasting multi-coloured tiled surrounds. One and a half bowl composite sink and drainer. Built-in split level double oven. Stainless steel finish four ring gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Integrated dishwasher. Integrated fridge. Integrated freezer. All of these are Bosch appliances. Engineered oak flooring. UPVC sealed unit double glazing providing fine views at the rear. Central heating radiator. Recessed low voltage ceiling spotlights and there are down-lights beneath the wall units.

SIDE ENTRANCE HALL

With a UPVC and sealed unit double glazed external door. Central heating radiator. Engineered oak flooring. Recessed LED ceiling spotlights.

UTILITY ROOM

6'7" x 6'6" With fitted base units and granite effect worktop surfaces. Stainless steel sink and drainer. Plumbing for an automatic washing machine. Engineered oak flooring. UPVC sealed unit double glazing. Wall mounted Worcester gas central heating boiler. Fluorescent strip light.

SHOWER ROOM

With a three piece white suite comprising a pedestal wash basin with a tiled splash-back, a low suite WC and a tiled shower cubicle having a thermostatic overhead shower. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Engineered oak flooring. Extractor fan. Recessed low voltage ceiling spotlights.

SNUG/STUDY

11'11" x 6'6" (maximum) With UPVC sealed unit double glazing including a matching French door to the attractive rear garden which enjoys fine southerly aspects towards woodland. Central heating radiator. Engineered oak flooring. Wall light points.

FIRST FLOOR

LANDING

MASTER BEDROOM

12' x 11'10" (plus recess) With UPVC sealed unit double glazing to front and rear elevations. Fine southerly views at the rear towards woodland and across the valley towards the moors. Double central heating radiator. Varnished boarded flooring. Wall light points.

EN-SUITE SHOWER ROOM

With a three piece white suite comprising a tiled shower cubicle having a thermostatic overhead shower together with a low suite WC and a pedestal wash basin including a tiled splash-back. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Varnished boarded flooring. Extractor fan. Recessed low voltage ceiling spotlights.

BEDROOM TWO

13'1" x 10' With UPVC sealed unit double glazing, a central heating radiator, built-in wardrobes and fitted low voltage ceiling spotlights.

BEDROOM THREE

12'9" x 12'2" With UPVC sealed unit double glazing providing fine southerly views towards woodland at the rear and across the valley towards the moors. Central heating radiator. Fitted low voltage ceiling spotlights.

BEDROOM FOUR

9'2" x 7'2" With UPVC sealed unit double glazing providing fine views as described above. Central heating radiator.

BEDROOM FIVE

10' x 7'2" With UPVC sealed unit double glazing and a central heating radiator.

BATHROOM

With a three piece suite comprising an oval bath having a shower to a mixer tap together with a pedestal wash basin and a low suite WC. Contrasting full height wall tiling. UPVC sealed unit double glazing. Double central heating radiator. Varnished boarded flooring. Built-in linen cupboard including the hot water cylinder.

OUTSIDE

The front garden includes pebbled beds with a variety of bushes together with stone flagged pathways and coniferous hedging.

A PRIVATE TARMAC DRIVEWAY

Provides off road parking for vehicles.

DETACHED DOUBLE GARAGE

17'9" x 17' - Constructed to match the house - includes a remote control double up/over door, a fluorescent strip light, an electricity socket, a window, fitted wall cupboards, a security alarm sensor and a pedestrian side access door.

Easily manageable lawned side gardens with stone flagged pathways and coniferous hedging.

The well proportioned established landscaped rear garden provides a very attractive feature - enjoying a delightful degree of privacy with fine southerly aspects towards woodlands. The rear garden includes lawn and a good variety of bushes together with conifers and stone flagged patios offering very pleasant sitting out areas. Coniferous hedging also enhances privacy. Outside tap and lighting.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: F

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

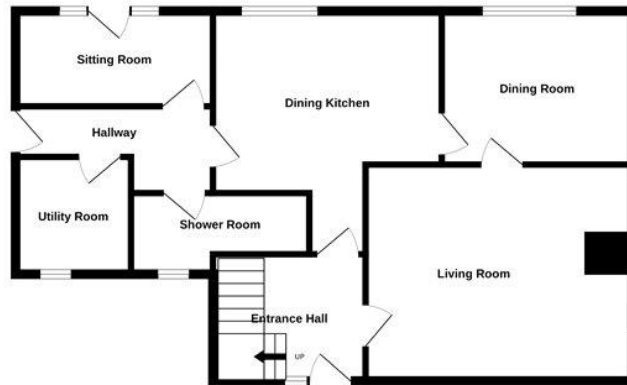
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

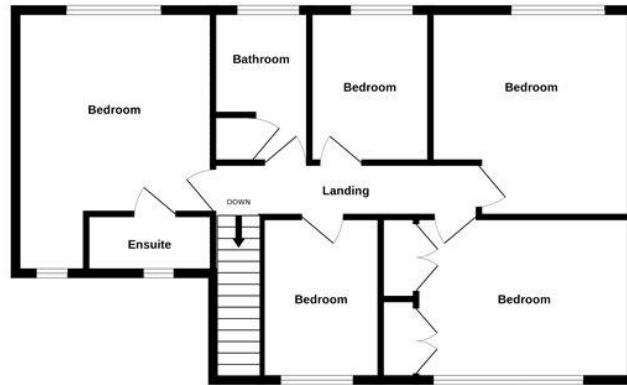




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 performance certificate (EPC)

1 Wood Close SKIPTON BD23 1LZ	Energy rating D	Valid until: 31 October 2034
		Certificate number: 0895-3943-2209-2734-5200

Property type	Detached house
Total floor area	148 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.