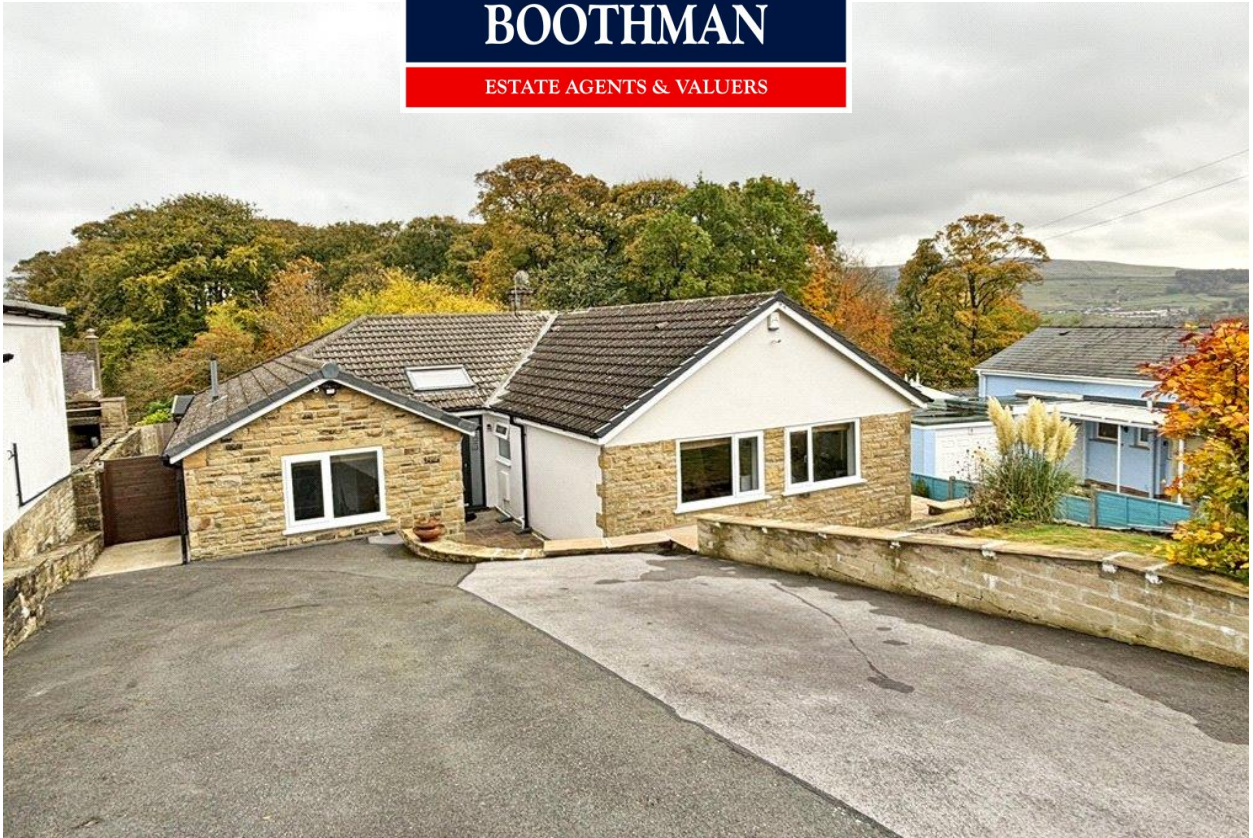


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



8 Tarn Moor Crescent, Skipton
BD23 1LT
Asking Price: £595,000



+ 5



+ 2



- Detached bungalow
- Large gardens and garden room
- Beautifully appointed throughout
- Five good sized bedrooms
- Private driveway parking
- Envidable location

This superbly appointed, spacious and versatile individual detached bungalow provides five bedroomed en-suite accommodation enjoying a prestigious location in the exclusive Raikes residential area situated only circa three quarters of a mile away from Skipton town centre amenities whilst beautiful open countryside is also nearby.



Commanding fine long distance views, this outstanding property includes gas central heating, solar panels UPVC sealed unit double glazing, quality fittings and fixtures, a security alarm, bespoke joinery, a CCTV system and oak internal doors.

Certainly providing a unique opportunity and very strongly recommended indeed for inspection, the bungalow comprises briefly:

An entrance hall, a cloaks/WC, a living room with access to a sun balcony commanding fine long distance views and there is also a sun room which enjoys long distance views. A superbly appointed dining kitchen includes gloss fronted units, quartz worktops and built in appliances. There is an inner hall, a master bedroom with an en-suite bathroom, four further bedrooms (one currently used as a study) and a house bathroom. Both bathrooms include spa baths and showers. The bungalow stands in generous established and enclosed landscaped gardens with lawns, bushes, very pleasant sitting out areas, a delightful sun balcony and a private double width driveway. There is also access to sub floor storage and space beneath the bungalow providing a small gym, a sauna cabin and a cinema room. Also in the rear garden is a purpose built childrens room/home office or outdoor kitchen etc.

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, the property comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With a recently installed substantial composite and sealed unit double glazed front entrance door including a UPVC sealed unit double glazed side window. Central heating radiator. Tiled flooring. Velux window.

CLOAKS/WC

With a two piece white suite comprising a low suite WC and also a hand wash basin which stands on a cabinet unit with a tiled splash-back. UPVC sealed unit double glazing. Central heating radiator. Tiled flooring. Recessed ceiling spotlights.

LIVING ROOM

19'3" x 12'9" With twin UPVC sealed unit double glazed French doors giving access to the sun room. Oak flooring. Double central heating radiator. Carved oak surround to a fireplace with a polished stone interior, a matching hearth and a living gas open pebble fire. Air conditioning unit. Wall light point. Superb long distance views across the valley towards countryside and the hills. UPVC sealed unit double glazed bi-folding doors give access to a:

TIMBER DECKING SUN BALCONY

With glass balustrading - a delightful sitting out area taking advantage of the fine long distance views.

SUN ROOM

14'3" x 9'8" With UPVC sealed unit double glazing including a French door to the sun balcony. Superb long distance views across the valley and also towards light woodland at the rear with aspects towards the moors beyond. Double central heating radiator.

FITTED DINING KITCHEN

19'3" x 14' Superbly appointed with a quality range of white gloss fronted units providing cupboards, drawers and contrasting quartz worktop surfaces having matching up-stands. Built-in one and a half bowl sinks with a worktop drainer and pillar tap. Built-in Neff oven with a four ring ceramic hob having an angled extractor hood above in a glass and stainless steel finish chimney style canopy. Integrated dishwasher. Plumbing for an automatic washing machine. Tiled flooring. Double central heating radiator. Wall mounted Vokera gas combination central heating boiler. Recessed ceiling spotlights. Down-lights beneath the wall cupboards. Deep built-in high level store cupboard. UPVC sealed unit double glazing and a matching external door to the attractive enclosed garden.

MASTER BEDROOM

14'6" x 11'4" With UPVC sealed unit double glazing and a double central heating radiator. Quality range of bespoke fitted bedroom furniture including wardrobes and chests of drawers.

EN-SUITE BATHROOM

With a quality contemporary white suite comprising a hand wash basin standing on a cabinet unit together with a low suite WC and a spa bath having a Grohe thermostatic shower. Contrasting full height wall tiling and also tiled flooring. UPVC sealed unit double glazing. Central heating radiator. Fitted medicine cabinet. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO

11'4" x 10'8" With UPVC sealed unit double glazing and a double central heating radiator.

INNER HALL

With oak flooring and two central heating radiators.

BEDROOM THREE

12'8" (to wardrobe fronts) x 10' With UPVC sealed unit double glazing and a central heating radiator. Full width range of fitted wardrobes. Matching fitted cabinet unit with chests of drawers and worktop.

BEDROOM FOUR

10'1" x 10' With UPVC sealed unit double glazing and a central heating radiator.

BEDROOM FIVE

9'8" x 6'11" With UPVC sealed unit double glazing providing long distance views across the valley. Central heating radiator. This room is currently used as a study.

HOUSE BATHROOM

With a three piece white suite comprising a spa bath with a thermostatic shower, a pedestal wash basin and a low suite WC. Contrasting travertine wall tiling and also tiled flooring. UPVC sealed unit double glazing. Double central heating radiator. Bespoke floor to ceiling fitted cupboards. Extractor fan. Recessed ceiling spotlighting.

OUTSIDE

The front garden includes lawn, bushes, retaining walls and stone flagged pathways.

A PRIVATE TARMAC DRIVEWAY

Provides off road parking for two vehicles.

The well proportioned enclosed side garden includes lawn, stone flagged patios, a small garden pond, a greenhouse and the enclosed timber decking sun terrace as previously described. Very pleasant sitting out areas. Generous sub floor storage beneath the timber decking/sun terrace.

The attractive enclosed lawned rear garden backs onto light woodland and also includes a concreted patio/sitting out area which enjoys fine long distance views.

With separate access from the rear - beneath the bungalow - is a:

GYM/STUDIO

11'2" x 8'10" - Together with a sauna cabin and a:

CINEMA ROOM

12'2" x 9'4"

PURPOSE BUILT GARDEN ROOM/CHILDRENS ROOM/HOME OFFICE OR OUTDOOR KITCHEN

12'6" x 10'6" With UPVC sealed unit double glazing and a patio door. Fitted cupboards, worktop surfaces and a stainless steel sink. Hot and cold water. Electricity sockets, a fluorescent strip light and a wall mounted electric heater. Composite decking veranda - enjoying fine long distance views across the valley whilst providing another attractive sitting out area.

COUNCIL TAX BAND

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

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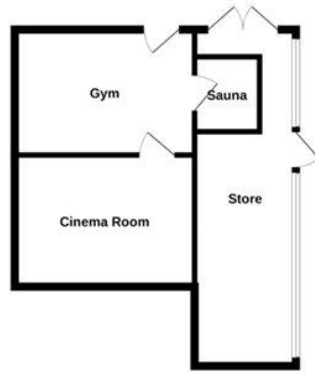
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



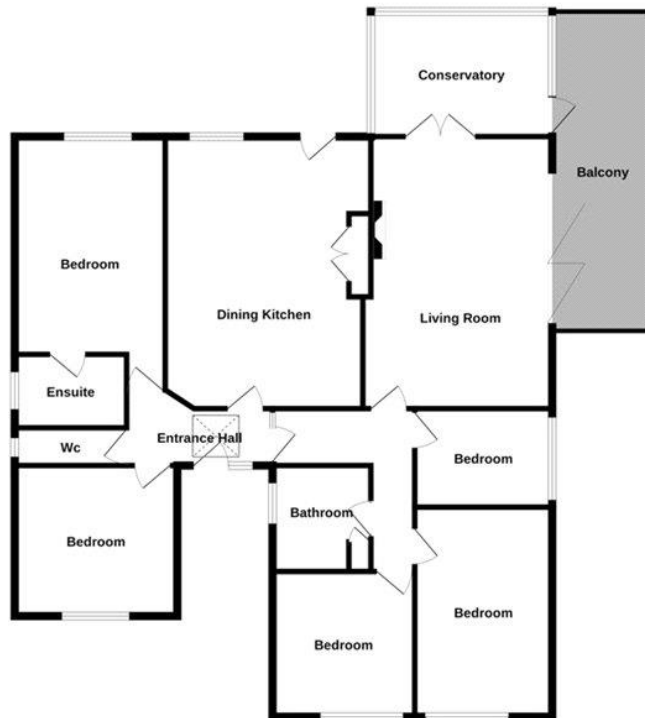




BASEMENT



GROUND FLOOR



GARDEN ROOM



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)

8 Tam Moor Crescent SKIPTON BD23 1LT	Energy rating B	Valid until: 23 October 2034
		Certificate number: 3390-3240-0822-8429-3043

Property type	Detached bungalow
Total floor area	129 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 B. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.