

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



76 Moorview Way, Skipton, North Yorkshire  
BD23 2JW  
Asking Price: £367,000



+ 4



+ 2



- Extended semi-detached home
- Four good sized bedrooms
- Large corner plot
- Private driveway with ample parking.
- Superbly presented throughout

This outstanding, imaginatively extended and superbly appointed individual four bedroomed en-suite semi-detached house provides beautifully presented accommodation of exceptional merit including gas central heating, UPVC sealed unit double glazing, quality contemporary fittings and fixtures, attractive gardens to three sides and a private driveway offering parking for three vehicles.



Pleasantly situated in a small cul-e-sac within a very popular residential area, this family sized home is situated less than one mile away from Skipton town centre amenities whilst picturesque open countryside is also nearby.

Certainly providing an excellent opportunity and very strongly recommended indeed for inspection, this delightful property has so much to commend it, comprising briefly:

An entrance hall, a cloaks/WC, a through living room and dining area, a superbly appointed fitted kitchen with a quality range of stylish contemporary white gloss fronted units including contrasting quartz worktops and built-in appliances. Also on the ground floor is a family room and a utility room. On the first floor is a master bedroom with a luxurious en-suite bathroom, three further bedrooms and a superbly appointed house bathroom. The established front garden includes an artificial lawn and flowerbeds. A generous private tarmac driveway provides off road parking for three vehicles. The good sized enclosed side and rear gardens provide an attractive feature - including lawn and spacious stone flagged patio areas offering a very attractive sitting out or entertaining space also incorporating a purpose built bar unit.

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 bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers



Harrison Boothman Estate Agents & Valuers  
1 Unicorn House, Keighley Road, Skipton, BD23 2LP  
Telephone: 01756 799993  
Email: [info@harrison-boothman.co.uk](mailto:info@harrison-boothman.co.uk)  
Web: [www.harrison-boothman.co.uk](http://www.harrison-boothman.co.uk)



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.

This truly exceptional property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a substantial composite and sealed unit double glazed front door. UPVC sealed unit double glazing. Double central heating radiator. Staircase to the first floor with a spindled balustrade. Built-in cupboard under stairs.

### CLOAKS/WC

With a two piece white suite comprising a low suite WC and a wash hand basin which is recessed into a vanity cabinet unit. Slate floor tiling.

### THROUGH LIVING ROOM

13'10" x 13' with a UPVC sealed unit double glazed bow window including a deep display sill. Double central heating radiator. Built-in contemporary raised living flame electric fire.

### DINING AREA

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

### RE-FITTED KITCHEN

10' x 9' Superbly appointed with a quality range of stylish contemporary white gloss fronted base and wall units providing contrasting distinctive quartz worktop surfaces having tiled surrounds. Built-in one and a half bowl stainless steel sinks with a worktop drainer and a pillar tap. Built-in split level oven with a five ring gas hob having an extractor hood above in a stainless steel finish chimney style canopy. Integral wine rack. Integrated fridge. UPVC sealed unit double glazing. Central heating radiator. Recessed ceiling spotlights.

### FAMILY ROOM

16' x 8'2" With UPVC sealed unit double glazing and a central heating radiator. Exposed brickwork feature. Recessed ceiling spotlights.

#### UTILITY ROOM

With a UPVC and sealed unit double glazed external door to the rear garden. Plumbing for an automatic washing machine. Fitted ceiling spotlights.

#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

12'10" x 10'2" With UPVC sealed unit double glazing providing fine long distance views at the rear towards countryside and the moors. Double central heating radiator.

#### LUXURIOUS EN-SUITE BATHROOM

Superbly appointed with a quality contemporary white suite comprising a free standing roll top oval bath on claw feet with a shower to the mixer tap together with a WC including a high cistern and there is also a hand wash basin recessed into a vanity cabinet unit. Contrasting half height marble wall tiling and matching tiled flooring. UPVC sealed unit double glazing. Contemporary vertical central heating radiator in anthracite finish. Extractor fan. Recessed ceiling spotlights.

#### BEDROOM TWO

11'9" x 10'2" With UPVC sealed unit double glazing and a central heating radiator.

#### BEDROOM THREE

11'9" x 10'3" With UPVC sealed unit double glazing providing fine long distance views at the rear towards countryside and the moors. Central heating radiator.

#### BEDROOM FOUR

9'9" x 6'5" With UPVC sealed unit double glazing providing fine long distance views at the rear as described above. Central heating radiator. Free standing wardrobe unit including a mirrored door.

#### STYLISH HOUSE BATHROOM

Superbly appointed with a quality contemporary white suite comprising a panelled bath having a screen and a thermostatic shower together with a pedestal wash basin and a low suite WC. Contrasting marble wall tiling and matching floor tiling. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Fitted illuminated and heated mirror. Recessed ceiling spotlights. Built-in linen cupboard above the stairwell including a Baxi gas combination central heating boiler.

#### OUTSIDE

There is an established front garden including an artificial lawn and flowerbeds.

#### A GENEROUS PRIVATE TARMAC DRIVEWAY

Provides off road parking for three vehicles.

The good sized enclosed side and rear gardens provide a particularly attractive feature - including lawn and spacious stone flagged patio areas offering a delightful sitting out/entertaining space - also including a purpose built bar unit. Boundary fencing and coniferous hedging enhances privacy. Two timber garden sheds. External electricity sockets, lighting a cold water tap.

#### TENURE

The tenure for this property is Freehold.

#### COUNCIL TAX BAND

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

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.

Ref: RAH300924

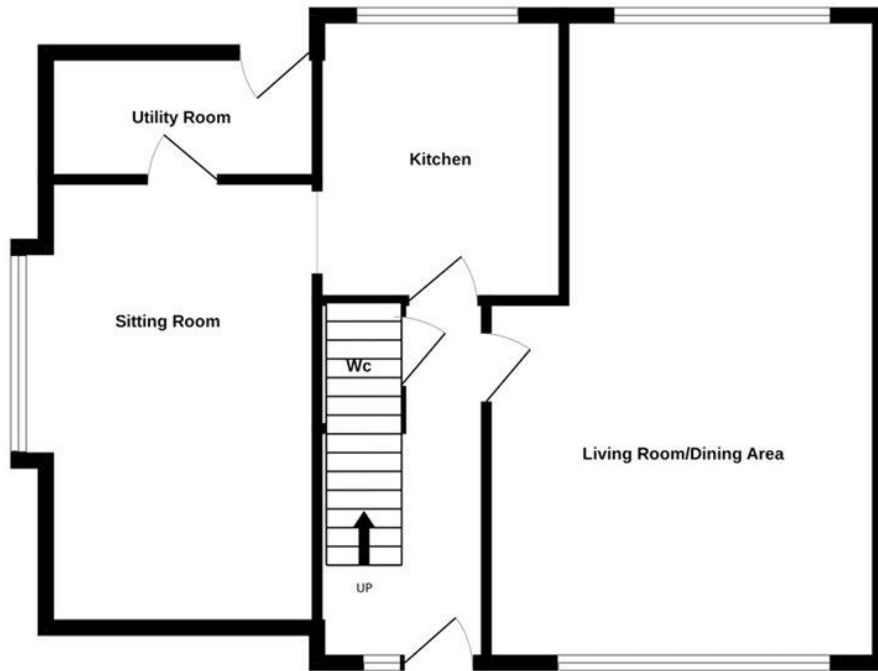
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



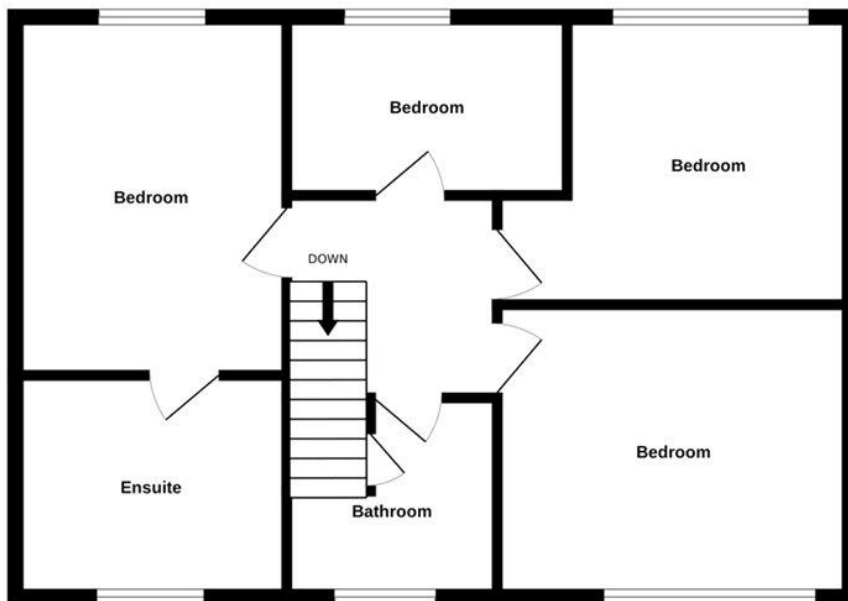




## GROUND FLOOR



## 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.  
Made with Metropix ©2024



## Energy performance certificate (EPC)

76 Moorview Way SKIPTON BD23 2JW	Energy rating <b>D</b>	Valid until: <b>3 October 2034</b>
		Certificate number: <b>9300-2507-0400-2604-2241</b>

Property type	Semi-detached house
Total floor area	123 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	67 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.