

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



12 Overdale Grange, Skipton BD23 6AG
Asking Price: £899,950



+ 6



+ 3



- No Forward Chain
- Detached Stone Built
- 6/7 Bed En-suite
- Integral Double Garage
- Enclosed Gardens

No Forward Chain

An individual stone detached property providing unusually spacious accommodation of exceptional merit extending to 3200 square feet, enjoying an exclusive location on the level in a select cul-de-sac within this



prestigious residential development just off Harrogate Road whilst only circa two thirds of a mile away from Skipton High Street.

This superbly appointed and family sized home includes gas central heating together with Aluminium sealed unit double glazing and a security alarm combined with quality fittings and fixtures.

Strongly recommended for internal inspection, the property offers briefly - a reception hall, a cloaks/WC, a sitting room, a generous dining room, a superbly appointed dining kitchen with contemporary units including built-in appliances and a utility room whilst on the first floor are five double bedrooms, two en-suite shower rooms and a house bathroom. On the second floor is a further bedroom /study and a childrens/living room. The property includes attractive established landscaped gardens together with a double width private driveway to a large integral double garage.

Surrounded by open countryside, the historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shopping and recreational facilities together with excellent primary and secondary schooling. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Constructed in accordance with high standards during 1994, this superior property comprises in further detail:

GROUND FLOOR
OPEN STORM PORCH



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



SPACIOUS RECEPTION HALL

With traditional front entrance door having stained and leaded glass. Central heating radiator. Security alarm controls. Spindled staircase off to the first floor galleried landing including matching balustrades. Built-in cupboard under stairs.

CLOAKS/WC

Superbly appointed two piece white suite comprising low suite WC and hand wash basin set on vanity cabinet. Contemporary partial wall tiling. Floor tiles. Aluminium sealed unit double glazing. Central heating radiator. Extractor fan. Recessed ceiling spotlights.

SITTING ROOM

18'3" x 13' with aluminium sealed unit double glazing. Central heating radiator. Elegant carved stone fireplace with stone hearth and cast iron multi-fuel stove. Wall light points.

LIVING/ DINING ROOM

24'3" x 10' with aluminium sealed unit double glazing including sealed unit double glazed patio doors to the attractive rear garden. Two central heating radiators.

DINING KITCHEN

15'6" x 13' - Superbly appointed with an extensive range of quality units having cream gloss fronts with granite worktop surfaces including matching upstands. Inset stainless steel Franke sink with worktop drainer. Integrated fridge and integrated dishwasher. Built-in split level Siemens double oven with four ring induction hob having glass tiled surround and Siemens extractor hood above in glass and stainless steel finish chimney style canopy. Aluminium sealed unit double glazing. Central heating radiator. Recessed ceiling spotlights. Two tall central heating radiators.

UTILITY ROOM

15'6" x 4'4" with a range of units matching those in the dining kitchen including granite effect worktop surfaces having tiled surround and stainless steel sink with drainer unit. Plumbing for automatic washing machine. Aluminium sealed unit double glazing. Central heating radiator. Recessed ceiling spotlights. Access door to the large integral double garage. Traditional external door.

FIRST FLOOR

SPACIOUS LANDING

19'4" x 10'10" with aluminium sealed unit double glazing. Double central heating radiator. Spindled stair rails with matching balustrades and matching staircase off to the second floor. Security alarm controls.

MASTER BEDROOM

19'6" (maximum) x 17'6" with twin Velux sealed unit double glazed windows. Two central heating radiators. Built in sliding wardrobes.

EN-SUITE SHOWER ROOM

Well appointed three piece white suite comprising low suite WC, hand wash basin and separate shower cubicle having thermostatic shower. Contrasting full height wall tiling. Aluminium sealed unit double glazing. Electric ladder towel rail. Extractor fan.

BEDROOM TWO

17'6" x 15'9" (both maximum) with aluminium sealed unit double glazing providing fine long distance views towards Crookrise and Embsay Crag. Central heating radiator.

EN-SUITE SHOWER ROOM

Well appointed three piece white suite comprising low suite WC, hand wash basin and separate shower cubicle having thermostatic shower. Aluminium sealed unit double glazing. Central heating radiator. Contrasting full height wall tiling. Extractor fan.

BEDROOM THREE

11'01" x 10'10" (plus Wardrobes) with aluminium sealed unit double glazing and central heating radiator. Range of sliding wardrobes.

BEDROOM FOUR

11'8" x 10'8" with aluminium sealed unit double glazing providing fine long distance views towards Crookrise and Embsay Crag. Central heating radiator.

BEDROOM FIVE

12' x 9'6" with aluminium sealed unit double glazing providing fine long distance views towards Crookrise and Embsay Crag. Central heating radiator.

HOUSE BATHROOM

Well appointed white suite comprising fitted bath, low suite WC, hand wash basin set on vanity cabinet and separate walk in shower having thermostatic shower and hand held shower. Contemporary full height wall tiling and contrasting floor tiling. Aluminium sealed unit double glazing. Ladder electric towel radiator. Extractor fan. Recessed ceiling spotlights.

SECOND FLOOR

SPACIOUS LANDING

16'8" (maximum) x 12'2" with spindled stair rails and matching balustrade. Velux windows. Exposed beams. Central heating radiator. Deep built-in cupboard including Worcester gas central heating boiler.

CHILDRENS/LIVING ROOM

17'6" x 16'2" (average) with velux window providing superb long distance views towards Sharphaw, Roughaw, Crookrise and Embsay Crag. Double central heating radiators.

BEDROOM/STUDY

16'4" x 13' with velux window providing superb long distance views as described above. Double central heating radiator. Exposed beams.

OUTSIDE

There is an established lawned front garden including small trees/shrubs.

A private double width block paved driveway gives access to the:

LARGE INTEGRAL DOUBLE GARAGE

20' x 17'08" with remote controlled double up/over door. Light and power. Aluminium sealed unit double glazing. Water supply. Fitted cupboards with drawers and worktop surfaces.

Gated side access leads to an attractive, enclosed, landscaped and well established rear garden including lawn, flagged patios, planted flowerbeds, bushes, small trees, stone boundary walls and a summerhouse.

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: G

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.

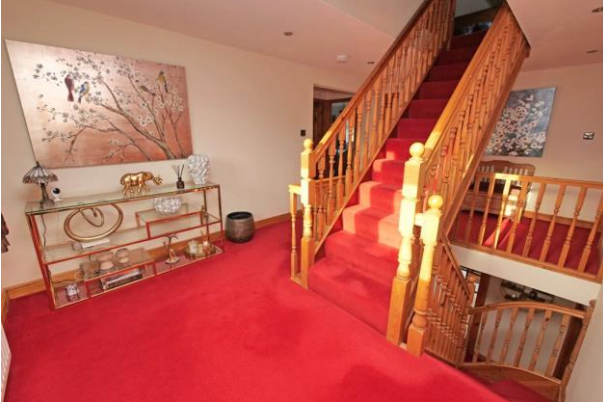
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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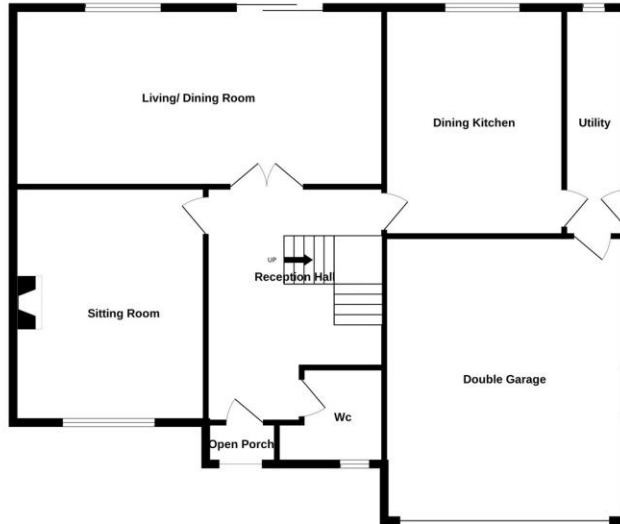
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



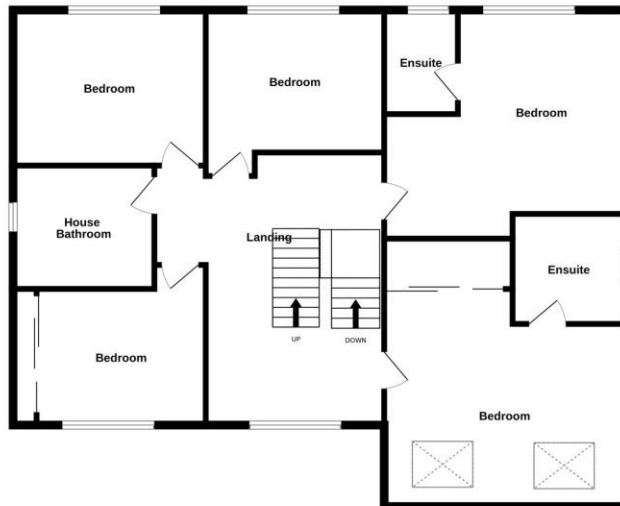




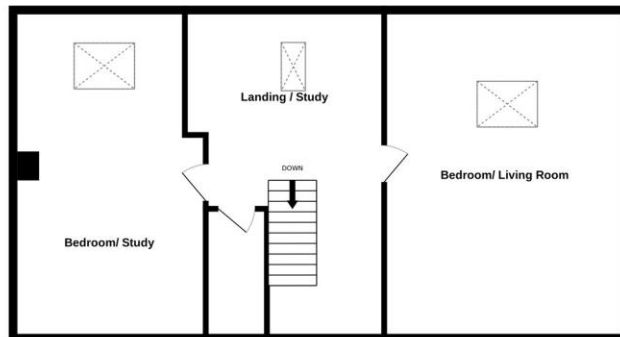
GROUND FLOOR



1ST FLOOR



2ND 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)

12 Overdale Grange SKIPTON BD23 6AG	Energy rating	Valid until: 1 December 2034
	C	Certificate number: 2634-5122-3209-0622-0202

Property type	Detached house
Total floor area	320 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	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.