

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



16 Long Meadow, Skipton, North
Yorkshire BD23 1BH
Asking Price: £420,000



+ 3



+ 2



- Imaginatively extended individual detached property.
- Three bedroom en-suite.
- Delightful generous garden with fine southerly aspects at the rear.
- Superb location.

This imaginatively extended, spacious and well equipped individual detached property provides family sized three bedroomed en-suite accommodation standing in a delightful generous garden whilst pleasantly situated in the very popular 'Greenacres' residential area between 'Regents' and Harrogate Road.



Including the en-suite master bedroom on the ground floor with two additional bedrooms and the luxurious bathroom on the first floor, this property also offers the advantages of gas central heating, UPVC sealed unit double glazing, quality fittings and fixtures.

Enjoying fine long distance southerly views across the valley at the rear, the property comprises briefly:

A spacious and superbly appointed dining kitchen including built-in appliances, a side entrance hall, a utility room and WC, an inner hall, a living and dining area, a good sized sun room, a master bedroom and an en-suite shower room whilst on the first floor are two further bedrooms and a luxurious bathroom with a quality four piece white suite incorporating a spa bath and a shower cubicle. There is an easily manageable front garden and a private driveway providing off-road parking for two vehicles. The generous enclosed landscaped rear garden offers a very attractive feature also including pleasant sitting out spaces.

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 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,

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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.

Certainly providing a unique opportunity, the property comprises in further detail:

GROUND FLOOR

SPACIOUS DINING KITCHEN

17'4" x 14'8" (plus recess) Superbly appointed with a quality range of stylish contemporary cream gloss fronted units including contrasting granite effect worktop surfaces having matching up-stands. One and a half bowl composite sink and drainer with a pillar tap. Built-in Rangemaster oven and grill with a five ring gas hob, a backing plate and an extractor hood above in a canopy. Integrated Indesit dishwasher. Integrated freezer. Built-in wine fridge. Built-in eye level Lamona microwave. A Samsung American style fridge/freezer may be available. Built-in store cupboard. UPVC sealed unit double glazing including a matching external door. Contemporary central heating radiator in anthracite finish. Recessed ceiling spotlights and down-lighting beneath the wall units.

SIDE ENTRANCE HALL

With a UPVC and sealed unit double glazed external door. Central heating radiator. Cloaks rail.

UTILITY ROOM AND WC

With UPVC sealed unit double glazing. Plumbing for an automatic washing machine. Sink unit with a cupboard beneath and a pillar tap.

INNER HALL

With built-in floor to ceiling cupboards. Staircase to the first floor.

SPACIOUS LIVING ROOM AND DINING AREA

28'2" x 11'9" (in the living room) and 8' (in the dining area) With UPVC sealed unit double glazing to the front elevation. Long distance views. Two double central heating radiators. Limestone surround to a fireplace with a cast iron multi-fuel stove on a polished black granite hearth. A UPVC sealed unit double glazed patio door gives access through to the:

SUN ROOM

17'6" x 9'7" With UPVC sealed unit double glazing including matching twin French doors to the delightful large rear garden which enjoys fine southerly aspects. Wall mounted pebble style living flame electric fire. Wall light point.

MASTER BEDROOM

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

EN-SUITE SHOWER ROOM

With a three piece white suite comprising a tiled shower cubicle having a thermostatic shower together with a low suite WC and a hand wash basin which is semi-recessed into a cabinet unit with a tiled splash-back. Tiled flooring. UPVC sealed unit double glazing. Central heating radiator. Extractor fan. Recessed ceiling spotlights.

FIRST FLOOR

GOOD SIZED LANDING

With a spindled balustrade and a central heating radiator. Built-in cupboard above the stairwell.

BEDROOM TWO

14'5" x 12'6" With a UPVC sealed unit double glazed dormer window providing long distance views across the valley at the front towards Embsay Crag. Double central heating radiator.

BEDROOM THREE

19'7" x 6'8" With a UPVC sealed unit double glazed dormer window providing superb long distance southerly views at the rear beyond the delightful generous garden across the Aire Valley towards countryside and the hills. Double central heating radiator.

SPACIOUS BATHROOM

Superbly appointed with a quality four piece white suite comprising a spa bath having a tiled surround and a shower to a mixer tap together with a low suite WC, a hand wash basin semi-recessed into a vanity cabinet unit with a tiled splash-back and there is also a tiled shower cubicle incorporating a thermostatic shower.. UPVC sealed unit double glazing to two sides including a dormer window at the rear. Double central heating radiator and also a ladder central heating radiator which is in chrome finish. Light/shaver point. Recessed ceiling spotlights. Deep built-in store cupboard including a Baxi gas combination central heating boiler.

OUTSIDE

There is an easily manageable front garden including a lawn, bushes and flagging together with a:

PRIVATE TARMAC DRIVEWAY

Providing off road parking for two vehicles.

The well proportioned enclosed and established landscaped rear garden provides a delightful feature - enjoying fine southerly aspects with long distance views from the upper section across the valley towards countryside and the hills. The rear garden includes lawn, flowerbeds, bushes, a timber decking and flagged patio areas - providing very pleasant sitting out spaces. Garden shed and summerhouse. External hot and cold water taps, electricity sockets and lighting. A hot tub may be negotiable.

COUNCIL TAX BAND

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

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.

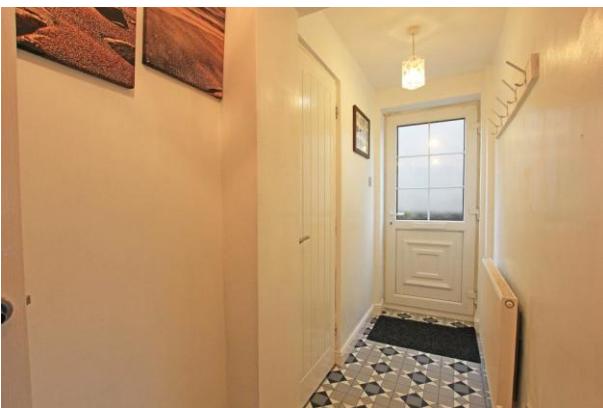
Tel: Skipton 799993

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.

Ref: RAH040325

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





Energy performance certificate (EPC)

16 Long Meadow SKIPTON BD23 1BH	Energy rating D	Valid until: 9 March 2035
		Certificate number: 6800-3833-0522-7308-3753

Property type	Detached house
Total floor area	125 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.](#)

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		

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.