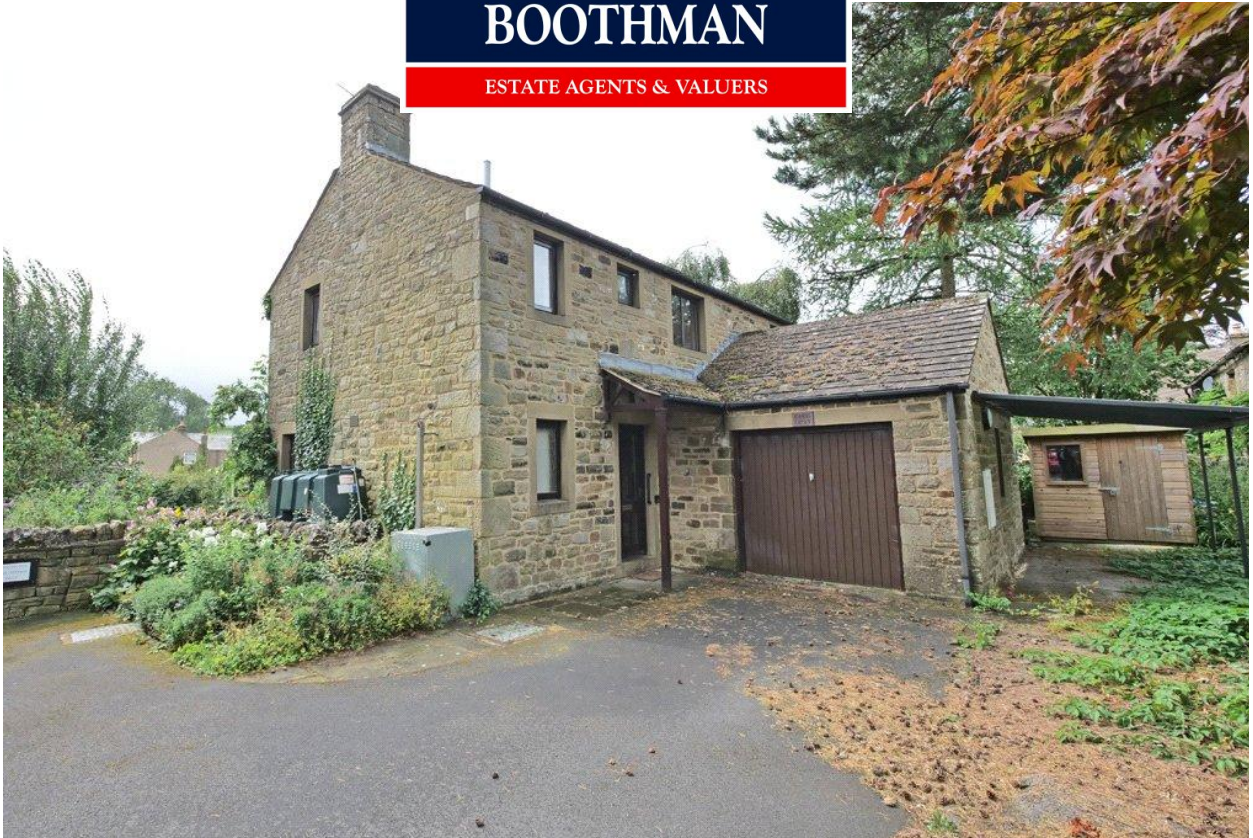


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



Olrig Croft, Cracoe, Skipton BD23 6LA
Asking Price: £435,000



+ 3



+ 1



- NO FORWARD CHAIN
- Enclosed Rear Garden
- Private Parking
- Garage
- Carport

This well-equipped individual stone built detached home provides imaginatively planned three bedroomed en-suite accommodation pleasantly situated in the very popular village of Cracoe which is surrounded by beautiful open countryside in the picturesque Yorkshire Dales National Park.



Including oil fired central heating, sealed unit double glazing and quality fittings and fixtures, this very appealing home stands in attractive gardens with the advantage of two car parking spaces leading to an integral garage.

Recommended for inspection the property comprises briefly – an entrance hall, a cloak leading to a downstairs w/c, a living room, a study/library, a dining room leading to the rear garden, a fitted kitchen, and an integral garage. Whilst on the first floor a landing leads to three well planned bedrooms, a house bathroom, a separate w/c, with the primary bedroom including an ensuite shower room. Externally the property includes a private driveway leading to a carport and integral garage. To the rear of the property is an enclosed well established rear garden including stone flagged patio enjoying fine long-distance views to the countryside beyond.

The exclusive village of Cracoe is located on the popular coast-to-coast 'Way of the Roses' cycling route and is served by local amenities including a primary school, a village hall, a public house/restaurant, sports clubs, community events including the Dickensian Festival running during the three Saturdays leading up to Christmas, a bus service, and Church shared with the neighbouring village of Rylstone. Absolutely wonderful Yorkshire countryside walks are in every direction.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa six miles away to the south whilst 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:



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GROUND FLOOR

ENTRANCE HALL

With timber front entrance door. Staircase leading to first floor landing. Central heating radiator.

CLOAKS

door through to:

DOWNSTAIRS W/C

With two-piece suite comprising low suite w/c and floating hand wash basin. Sealed unit double glazing.

LIVING ROOM

17'06" x 10'11" With sealed unit double glazing overlooking the rear garden to the countryside beyond. Open fire set on stone heart within stone fireplace. Central heating radiator.

STUDY/ LIBRARY

13' x 8'07" With fitted bookshelves. Open to:

DINING ROOM

13'03" x 9'11" With sealed unit double glazing. Sealed unit double glazed patio doors leading to the rear garden. Central heating radiator.

FITTED KITCHEN

With a range of wood fronted wall and base units with contrasting worktop surfaces having tiled surrounds. Double stainless-steel sink. Sealed unit double glazing. Central heating radiator. Wood effect flooring. Door through to:

INTEGRAL GARAGE

17'04" x 13'02" With up/over door. Dual aspect sealed unit double glazing. Pedestrian door. Light and power. Plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

Sealed unit double glazing. Spindle balustrade. Built in airing cupboard.

BEDROOM ONE

13'02" x 10'11" With dual aspect sealed unit double glazing enjoying fine long-distance views to the countryside beyond. Central heating radiator.

EN-SUITE SHOWER ROOM

Three-piece suite comprising shower enclosure housing thermostatic shower, pedestal hand wash basin and low suite w/c. Sealed unit double glazing. Central heating radiator.

INNER HALL

through to:

BEDROOM TWO

13'02" x 10'09" With sealed unit double glazing. Central heating radiator. Range of built in wardrobes.

BEDROOM THREE

10'10" x 10'08" With sealed unit double glazing. Central heating radiator.

BATHROOM

With two-piece suite comprising fitted bath and pedestal hand wash basin. Partial wall tiles. Sealed unit double glazing. Central heating radiator.

SEPARATE W/C

With low suite w/c and hand wash basin. Sealed unit double glazing. Central heating radiator.

OUTSIDE

To the front of the property is a private driveway leading to the INTEGRAL GARAGE and CARPORT providing parking for multiple vehicles. Timber garden shed.

The enclosed rear garden provides an attractive feature and includes a stone flagged patio together with lawned area and established well planted borders.

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 with the exception of gas. The central heating system is oil fired.

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.

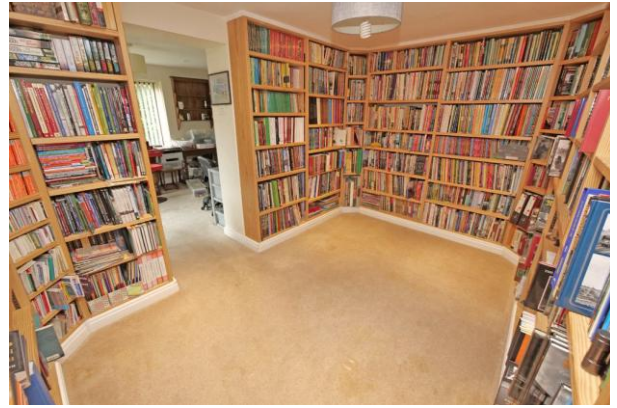
Tel: Skipton 799993

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.

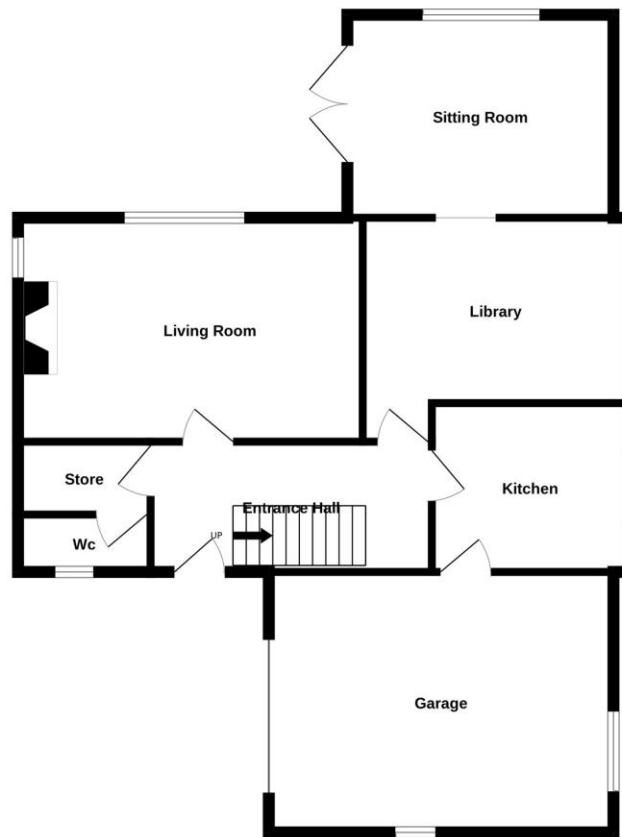
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

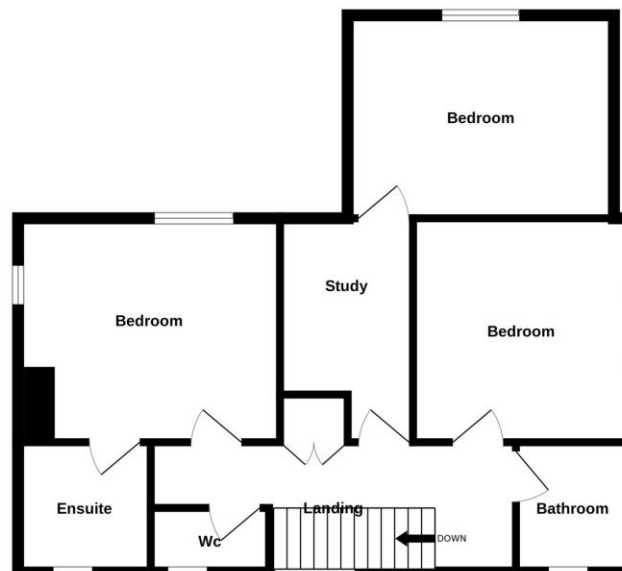




GROUND FLOOR



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)

Olrig Croft Cracoe SKIPTON BD23 6LA	Energy rating E	Valid until: 12 August 2035
		Certificate number: 9272-3053-2208-5765-6204

Property type	Detached house
Total floor area	128 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 E. 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		74 C
55-68	D		
39-54	E	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.