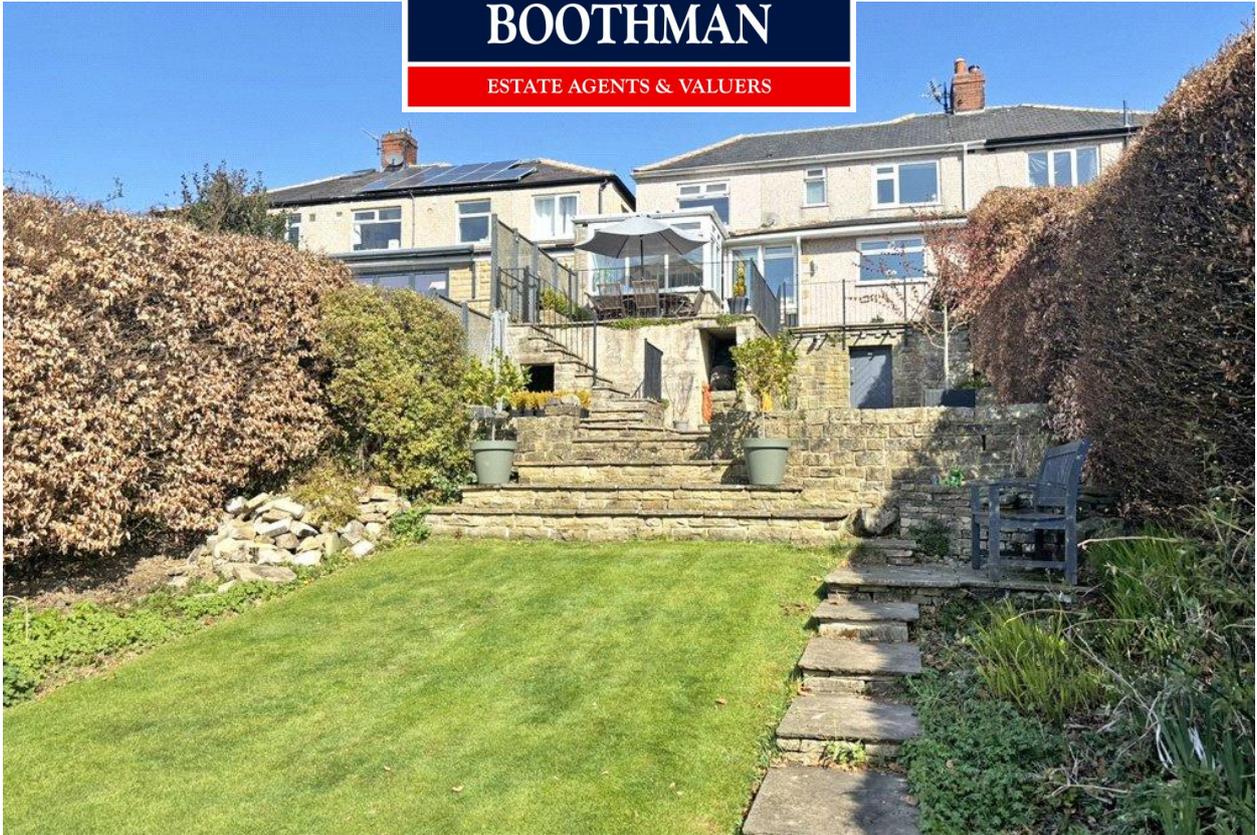


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



20 Regent Crescent, Skipton BD23 1BG
Asking Price: £435,000



+ 4



+ 2



- Extended family home
- Spacious living accommodation
- Four good sized bedrooms
- Extensive gardens to the rear
- Desirable location within Skipton
- Private driveway parking

This imaginatively extended and individual four bedroomed ensuite family home has been subject to a comprehensive scheme of renovation over the years by the current vendors with high quality fixtures and fittings throughout whilst also benefitting from private driveway parking, an extensive South facing garden and an external home office.



The property also has the additional benefit of full planning permission in place to further extend the ground floor living accommodation to the rear. Full plans can be seen on the Craven planning portal, reference: ZA24/26449/HH.

Including gas fired central heating and sealed unit UPVC double glazing, the property has to be seen to be fully appreciated and comprises briefly:

An entrance hallway, a versatile study which could be utilised as a ground floor bedroom, a large sitting room with a feature fireplace, a kitchen which is well appointed with modern fitted wall and base units whilst being open to a large dining area and a ground floor w/c. To the first floor there are four good sized bedrooms, one of which has a beautifully appointed ensuite shower room and the house bathroom fitted with a contemporary three piece suite.

Externally to the front of the property there is a private block paved driveway. To the rear there is an extensive South facing garden with a raised stone flagged sun terrace, a further raised flagged patio, a large lawned section of garden, a composite decking with an external home office and an underhouse store/workshop area.

Surrounded by beautiful open countryside, the historic market town of Skipton is known as the 'Gateway to the Dales' providing extensive shops, amenities, services and recreational facilities together with excellent primary and secondary schooling.



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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

Composite front entrance door. Central heating radiator. Tiled flooring. Coat hooks.

STUDY

12'6" x 9'10" with sealed unit UPVC double glazed windows. Central heating radiator. Pine effect flooring.

SITTING ROOM

25'3" (into bay) x 13'6" with a bay window incorporating sealed unit UPVC double glazed windows. Central heating radiators. Wall lights. Picture rail. Feature fireplace with a tiled hearth and inset, carved wood surround and a coal effect gas fire.

KITCHEN

16'11" x 8'11" with sealed unit UPVC double glazed windows with stunning long distance views. Tiled flooring. Central heating radiator. Recessed low voltage ceiling spotlights. Modern fitted wall and base units in a wood grain finish with granite worktops and matching upstands. Inset one and a half bowl stainless steel sink with chrome mixer tap and drainer grooves into the worktop. Integral fridge and freezer. Fitted electrolux fan assisted oven and matching microwave. Electrolux four ring stainless steel gas hob with a Zanussi stainless steel extractor over. Integral dishwasher. Wine rack. Open to:

DINING ROOM

25'9" x 13'10" (both maximum) with sealed unit UPVC double glazed windows with superb long distance views. Sealed unit UPVC double glazed rear entrance door. Partial tiled flooring and partial pine effect flooring. Central heating radiator. Recessed low voltage ceiling spotlights. Useful storage cupboard.

W/C

Tiled flooring and partial wall tiling. Ceramic wash basin. Concealed cistern back to wall w/c.

FIRST FLOOR

LANDING

Spindled balustrade. Central heating radiator. Loft access.

MASTER BEDROOM

14'2" x 9'8" with sealed unit UPVC double glazed windows having panoramic open countryside views. Central heating radiator. Recessed low voltage ceiling spotlights. Fitted wardrobing.

ENSUITE SHOWER ROOM

Contrasting floor and partial wall tiling. Low suite w/c. Central heating radiator. Extractor fan. Recessed low voltage ceiling spotlights. Fitted medicine cabinet. His and Hers vanity wash basin with storage drawers underneath. Sealed unit UPVC double glazed windows. Large walk in shower with dual chrome handheld thermostatic shower and rainfall shower over.

DOUBLE BEDROOM

10'9" x 9'11" with sealed unit UPVC double glazed windows with stunning views. Central heating radiator. Recessed low voltage ceiling spotlights.

DOUBLE BEDROOM

10'9" x 9'11" with sealed unit UPVC double glazed windows. Central heating radiator. Fitted wardrobing.

BEDROOM

7'11" x 6'4" with sealed unit UPVC double glazed windows. Central heating radiator.

HOUSE BATHROOM

Full floor and wall tiling. Extractor fan. Shaver point. Chrome heated towel rail. Jacuzzi bath with a chrome dual handheld shower and rainfall shower over. Recessed low voltage ceiling spotlights. Concealed cistern back to wall w/c. Vanity wash basin with storage underneath.

EXTERNALLY

To the front of the property there is a private block paved driveway. To the rear there is a raised stone flagged sun terrace, making the most of the South facing aspect and stunning panoramic views. There is also a further raised flagged patio with mature shrub border with steps down to a lawned garden and the:

EXTERNAL HOME OFFICE

15'7" x 9'2" with with sealed unit UPVC double glazed windows and matching sliding doors. Central heating radiator. Power and lighting. Sitting on a composite decking.

There is also the additional benefit of an underhouse store/workshop with power, lighting and housing the gas fired Worcester combination boiler.

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: D.

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: JT10042025

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







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