

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Higher Raikes Avenue, Skipton, North
Yorkshire BD23 1FG
Asking Price: £535,000



+ 3



+ 3



- Three Bedrooms Three Bathrooms
- Private Parking
- Integral Garage
- Enclosed Private Garden
- High Quality Fixtures & Fittings
- Viewing Essential!

Beautifully constructed in random reclaimed stonework whilst forming part of the prestigious 'Higher Raikes' development built by the well-respected R N Wooler & Co. Ltd only circa five years ago, this outstanding three double bedroom ensuite modern home includes a resin bound driveway providing private parking leading to an integral garage together with an enclosed lawned garden enjoying a delightful south westerly aspect.



Certainly representing a rare and exciting opportunity for those searching for a modern, easy to manage home within this highly exclusive residential location, equipped with a high level of thermal insulation resulting in low running costs whilst still benefiting from the remainder of a Ten Year NHBC New Home Warranty, this extremely well equipped property also features an efficient gas central heating system incorporating zoned underfloor heating to the ground floor whilst also benefiting from stylish and contemporary fixtures and fittings throughout. The accommodation comprises very briefly:

An entrance hallway, a dining kitchen equipped with a comprehensive range of integrated appliances, integral garage with utility area to the rear, a delightful living room with patio doors, a ground floor WC, a first floor landing, a very spacious master bedroom with ensuite shower room, a well-proportioned second bedroom also including a en suite shower room, a third double bedroom and a luxurious bathroom equipped with stylish three piece suite incorporating drench head mixer shower over the bath. The property enjoys a choice position with a cul-de-sac including excellent private parking together with gardens extending to the side and rear. The lawned gardens benefit from an ideal south westerly orientation and include an Indian stone flagged patio area together with complimentary stone boundary walling.

The Multi Award-Winning 'Higher Raikes' development is ideally positioned on the semi-rural edge of Skipton, quite literally at the Gateway to The Dales yet within walking distance of the town centre with its excellent range of shops, restaurants, and other amenities. The estate has the convenience of easy road access out of the town in all directions via the bypass to the north whilst also being only a short walk away from the vast array of recreational facilities available in the delightful Aireville Park together with Craven

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Swimming Pool and Fitness Centre to the south. There is a further park/recreation area just off the top of Raikes Road adjacent to the development together with a choice of footpaths leading out into open countryside on the rural fringe of Skipton towards Stirton and Tarn House to the west and also towards the beautiful Skipton Woods via Short Lee Lane to the east. The nearby Tarn House holiday park is only circa ten minutes' walk away and includes a recently modernised bar and pizza restaurant with beer garden.

The LABC Building Excellence Awards 2019 deemed Higher Raikes to be the 'Best New Housing Development' across North and East Yorkshire whilst the development also won 'Best Large Development' in the 2019 Yorkshire Residential Property Awards.

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' four days a week. The town offers an excellent mix of independent shops, pubs, and cafes 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 towns enjoy 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.

Featuring stylish oak veneer internal doors, sealed unit double glazed windows and a security alarm system this very appealing modern semi-detached home comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With composite front entrance door. Porcelain tiled floor with zoned underfloor heating. Staircase leading to first floor landing.

DOWNSTAIRS W/C

Superbly appointed two-piece white suite comprising low suite w/c and hand wash basin set on vanity cabinet. Sealed unit double glazing. Porcelain tiled floor with zoned underfloor heating. Recessed ceiling spotlights. Extractor fan.

DINING KITCHEN

15'05" x 12'01" Superbly appointed with a range of stylish modern fitted light grey fronted wall and base units incorporating contrasting granite worktop surfaces with matching up-stands. One and half bowl composite sink with drainer unit. Built-in Neff double electric oven. Four ring Neff induction hob with glass splash-back and extractor hood over. Integrated dishwasher. fridge/freezer. Integrated wine fridge.

Recessed ceiling spotlights. Dual aspect sealed unit double glazed windows with fitted shutters. High level TV/power points. Useful built-in store cupboard underneath the stairs with door leading to integral garage. Porcelain tiled floor with zoned underfloor heating.

LIVING ROOM

15'04" x 12'08" With Dual aspect sealed unit double glazing. UPVC sealed unit double glazed patio doors leading to the rear garden. Cast iron multi fuel stove set on stone hearth. Zoned underfloor heating.

INTEGRAL GARAGE

22'11" x 10'11" With internal fire door through to kitchen. Electric up/over door. Light and power. Plumbing for an automatic washing machine. Wall mounted gas boiler. Sealed unit double glazing. Rear composite pedestrian door.

FIRST FLOOR

LANDING

With spindle balustrade. Ladder access to boarded loft space. Oak veneer internal doors to all rooms.

BEDROOM ONE

18'04" (maximum) x 9'08" With sealed unit double glazing enjoying fine long-distance views over Skipton to the moors beyond. Velux. Central heating radiator. Quality range of fitted wardrobes. Door through to eaves storage.

ENSUITE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC, hand wash basin set on a vanity cupboard and a walk-in shower enclosure housing a chrome dual/drench head mixer shower. Complementary wall and floor tiling. Velux. Recessed ceiling spotlights. Extractor fan. Ladder central heating radiator in chrome finish. Electric underfloor heating.

BEDROOM TWO

12'01" x 11'04" (To wardrobe fronts) With sealed unit double glazing. Quality range of fitted wardrobes. Central heating radiator. Built in cupboard over the stairs.

ENSUITE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC, hand wash basin set on a vanity cupboard and a walk-in shower enclosure housing a chrome dual/drench head mixer shower. Complementary wall and floor tiling. Sealed unit double glazing. Recessed ceiling spotlights. Extractor fan. Ladder central heating radiator in chrome finish. Electric underfloor heating.

BEDROOM THREE

14'08" x 14'09" With dual aspect sealed unit double glazing. Central heating radiator.

BATHROOM

Superbly appointed with a modern white suite comprising low suite WC, hand wash basin, and a panelled bath with chrome dual/drench head mixer shower over. Grey stone effect wall and floor tiling. Extractor fan. Sealed unit double glazed window. Chrome towel radiator. Built in airing cupboard.

OUTSIDE

The property benefits from a private resin bonded driveway leading to the integral garage. External lighting. External cold-water tap. Indian stone flagged pathway and gate leading to the side and rear garden which includes a lawn together with stone flagged patio and complementary stone boundary walling. At the rear of the garden is a feature rockery. The garden enjoys a superb south westerly aspect. External lighting.

TENURE

The tenure for this property is Freehold. All residents on the estate contribute towards the estate maintenance/garden.

COUNCIL TAX BAND

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

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.

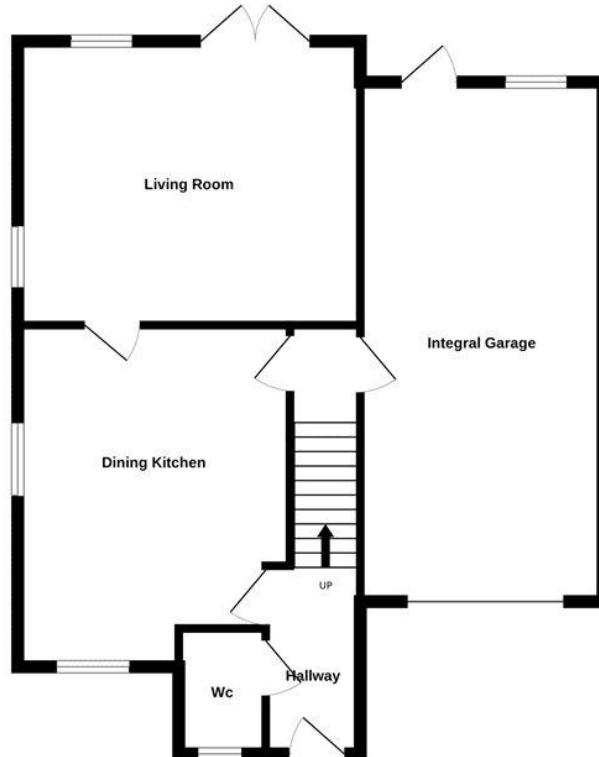
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

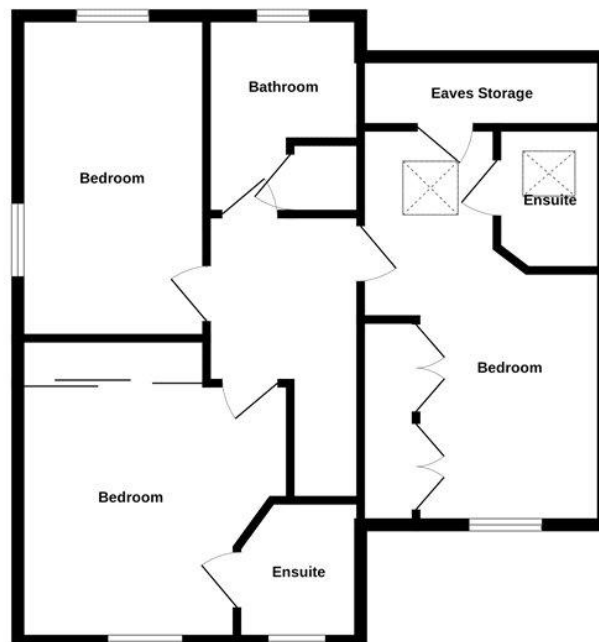




GROUND FLOOR



1ST FLOOR



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)

5, Higher Raikes Avenue SKIPTON BD23 1FG	Energy rating B	Valid until: 16 August 2028
		Certificate number: 8878-7838-5190-0913-1996

Property type	End-terrace house
Total floor area	111 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	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.