

Bylands, Raikeswood Crescent, Skipton
BD23 1ND
Asking Price: £639,500



+ 4



+ 2



- Prestigious and desirable location within Skipton
- Character family home
- Four good sized double bedrooms
- Stone built detached double garage
- Spacious and superbly presented living accommodation

This individual 1930's semi-detached character home enjoys an enviable position on this exclusive residential cul-de-sac situated in the prestigious 'Raikes' area of Skipton commanding fine long distance views over the surrounding fields and countryside whilst also benefitting from a private driveway, a recently constructed stone-built detached double garage and delightful gardens having a good degree of privacy.



Having period features, gas central heating, full sealed unit double glazing and high quality fixtures and fittings throughout, this outstanding property is very strongly recommended indeed for inspection, offering briefly:

An entrance porch, an entrance hallway, a ground floor w/c, a family sitting room with a feature cast-iron fireplace, a versatile study which could be changed to suit several different uses and a large dining room which is partially open to the bespoke kitchen with quality fitted wall and base units and ample fitted appliances whilst to the first floor there are four good sized double bedrooms, one of which has an ensuite shower room, a separate w/c and the house bathroom fitted with a contemporary three piece suite. To the second floor there is a large attic room with storage base units.

Externally the property has a raised stone-flagged patio with stone steps down into a further seating area and a large lawn which wraps around the side and rear of the property. There is also the addition of two large storage sheds which both have power connected. To the front of the property there is a further stone flagged area, a block paved driveway and the rare addition of a recently constructed stone-built double garage.

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

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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 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, the beautiful Yorkshire Dales National Park is a little over a mile 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.

This unique 1930's property has much to commend it and certainly provides an exciting opportunity, comprising in further detail:

GROUND FLOOR

ENTRANCE PORCH

With original stained glass windows. Solid accoya front entrance door with matching windows to both sides.

ENTRANCE HALLWAY

Original stained glass entrance door and matching windows. Central heating radiator. Recessed low voltage ceiling spotlights. Oak effect flooring.

GROUND FLOOR W/C

Low suite w/c. Ceramic wash basin. Oak effect flooring.

SITTING ROOM

14'3" (into bay) x 13'2" (into alcoves) with a bay window with sealed unit UPVC double glazed windows. Central heating radiator. Fitted base alcove units and shelving. Feature cast iron fireplace with a coal effect gas fire and oak surround.

DINING ROOM

15'2" (into bay) x 13'2" with a bay window with sealed unit UPVC double glazed windows. Central heating radiators. Alcove base units. Recessed low voltage ceiling spotlights. Oak effect flooring. Feature fireplace with painted wood surround and slate hearth. Open to:

BEAUTIFULLY APPOINTED KITCHEN

15'2" x 8'4" with sealed unit UPVC double glazed patio doors and a matching window. Bespoke hand fitted kitchen with fitted wall and base units with contrasting iroko solid block worktops and tiled surrounds. Bosch five ring induction hob with a stainless steel extractor canopy over. Composite one and a half bowl sink and drainer with a Perrin & Rowe 3-in-1 boiling hot water tap and an In-Sink-Erator. Integral Bosch

dishwasher. Bosch fitted microwave. Bosch tall oven. Concealed wall mounted Worcester gas fired combination boiler. Recessed low voltage ceiling spotlights. Oak effect flooring.

STUDY/PLAYROOM

16'8" x 8'10" with engineered oak flooring. Central heating radiator. Fitted storage cupboards. Sealed unit hardwood windows and a matching front entrance door. Fitted base units with a quartz worktop.

FIRST FLOOR

LANDING

Recessed low voltage ceiling spotlights.

MASTER BEDROOM

15'5" (into bay) x 13'2" with a feature bay window with sealed unit UPVC double glazed windows having superb long distance views. Central heating radiator. Recessed low voltage ceiling spotlights.

ENSUITE SHOWER ROOM

Tiled flooring with electric underfloor heating. Partial wall tiling. Chrome heated towel rail. Low suite w/c. Ceramic wash basin with an LED mirror over with fitted Demista pad. Large walk in shower with a dual chrome thermostatic shower and rainfall shower over. Medicine cabinet. Extractor fan.

BEDROOM TWO

14'5" (into bay) x 13'9" with a bay window with sealed unit UPVC double glazed windows. Central heating radiator. Fitted wardrobing.

BEDROOM THREE

11'10" x 10'2" with a sealed unit UPVC double glazed window with superb long distance views over to Skipton Moor. Central heating radiator.

BEDROOM FOUR

9'9" x 9'5" with a sealed unit UPVC double glazed window. Central heating radiator.

W/C

Low suite w/c. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights.

HOUSE BATHROOM

Full wall and floor tiling with electric underfloor heating. Panelled jacuzzi bath with a chrome thermostatic shower over. Ceramic wash basin with mirror over with fitted Demista pad. Chrome heated towel rail. Extractor fan. Sealed unit UPVC double glazed window. Recessed low voltage ceiling spotlights. Medicine cabinet.

SECOND FLOOR

ATTIC ROOM

19'6" x 16'9" (with some reduced head height) with velux windows having superb long distance views. Storage base units. Recessed low voltage ceiling spotlights. Glass balustrade. Exposed beams and trusses.

OUTSIDE

The property has a raised stone-flagged patio to the side and rear with wall lights and a water tap. Stone steps take you down into a further seating area with raised beds and mature shrub borders. There is a large lawn which wraps around the side and rear of the property with shrub and tree borders providing a degree of privacy. There is also the addition of two large storage sheds which both have power connected. To the front of the property there is a further stone flagged area, a block paved driveway and the rare addition of a:

STONE BUILT DOUBLE GARAGE

19'8" x 17'10" with power, lighting, electric up and over door, side access door, water and space for a dryer.

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.

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

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

Ref: JT07102025

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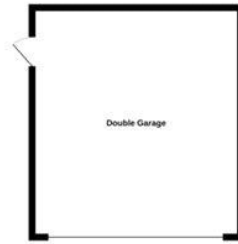








GARAGE



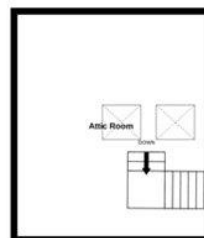
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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