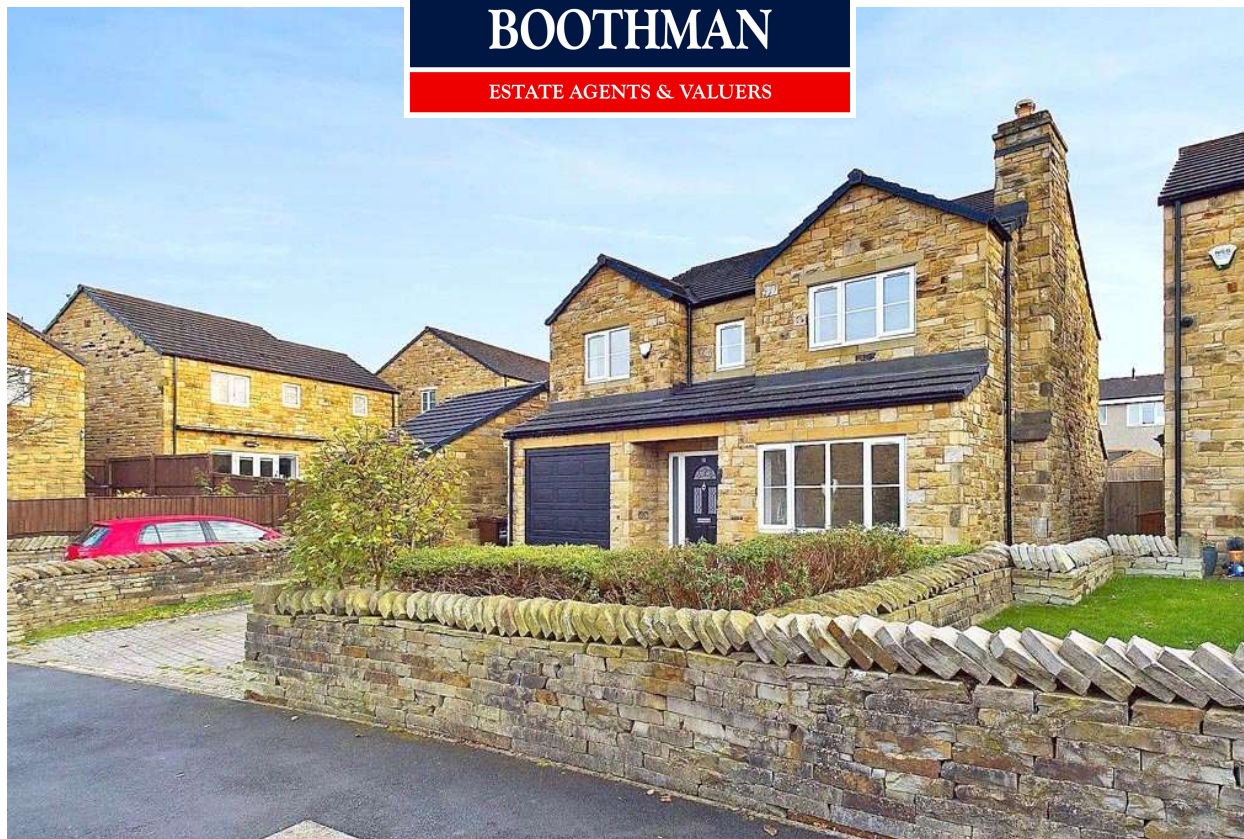


**HARRISON
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ESTATE AGENTS & VALUERS

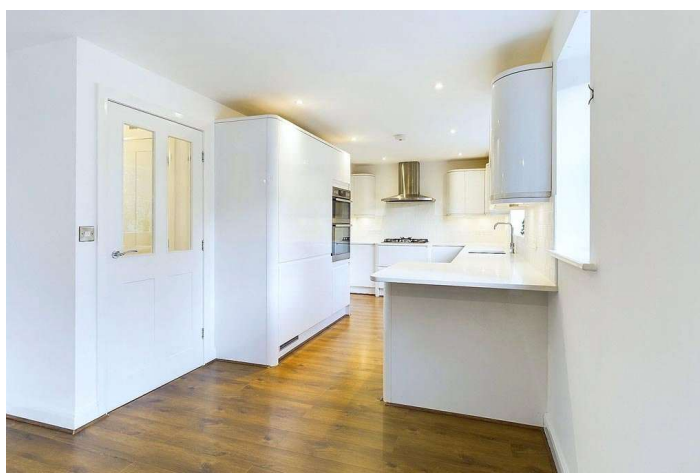


14 Hepworth Way, Skipton BD23 2UH
Asking Price: £485,000

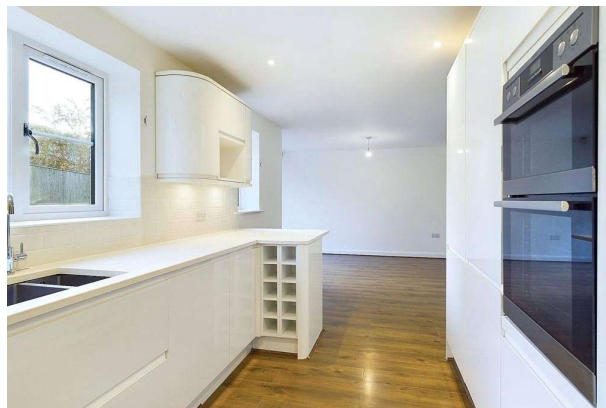


+ 4

+ 2



This superbly appointed four bedroomed en-suite stone detached property provides well presented accommodation constructed in accordance with high standards and a superior specification during 2015 by Messrs Skipton Properties.



Including gas central heating, UPVC sealed unit double glazing, a security alarm, quality contemporary fittings and fixtures, this family sized home enjoys a delightful location in the exclusive and imaginatively planned Elsey Croft residential development which is situated close to open countryside towards the edge of Skipton whilst only circa three quarters of a mile away from town centre amenities.

This very desirable home is strongly recommended for inspection, offering briefly - an entrance hall, a cloaks/WC, a living room with a multi-fuel stove and a superbly appointed full width family living dining kitchen including quality contemporary white gloss units with built-in appliances and a utility room whilst on the first floor is a master bedroom including a dressing area and a stylish en-suite shower room together with three further bedrooms and a luxurious bathroom. There is a lawned front garden and a private double width block paved driveway also giving access to an integral garage. The well proportioned lawned rear garden also includes a stone flagged patio providing a pleasant sitting-out area.

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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance and Skipton railway station is only just over one mile away.

The gas central heating system is under floor to the ground floor with radiators on the first floor and the property enjoys fine southerly aspects at the rear.

With much to commend it, this excellent property comprises in further detail:

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ESTATE AGENTS & VALUERS

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Email: info@harrison-boothman.co.uk
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GROUND FLOOR

ENTRANCE HALL

With UPVC sealed unit double glazing and a substantial composite front entrance door also including leaded sealed unit double glazing. Security alarm controls. Engineered oak flooring with under floor heating. Staircase off to the first floor with a spindled balustrade. Built-in store cupboard under stairs.

CLOAKS/WC

With a two piece white suite comprising a back-to-wall WC and a pedestal wash basin having a tiled splash-back. Extractor fan. Recessed ceiling spotlight.

LIVING ROOM

19'6" x 10'8" with UPVC sealed unit double glazing. Fireplace recess with a substantial timber lintel and a cast iron multi-fuel stove on a stone flagged hearth. Engineered oak flooring with under floor heating. Glazed folding doors through to:

FULL WIDTH FAMILY DINING/LIVING KITCHEN

21'3" x 10'8" (maximum) superbly appointed with a quality range of contemporary base and wall units having white gloss fronts with contrasting light quartz worktop surfaces including tiled surrounds. Built-in one and a half bowl stainless steel sink with worktop drainer and a pillar tap. Built-in split level double oven in stainless steel finish with a matching five ring gas hob having an extractor hood above in a stainless steel finish chimney style canopy. Integrated dishwasher. Integrated fridge and freezer. Integral wine rack. Engineered oak flooring with under floor heating. UPVC sealed unit double glazing also including matching French doors to the attractive rear garden which enjoys fine southerly aspects. Recessed ceiling spotlights and down-lights beneath wall units.

UTILITY ROOM

9'3" x 4'7" with a fitted base cupboard unit matching those in the kitchen. Worktop surface with a tiled surround. Stainless steel sink with drainer unit. Plumbing for an automatic washing machine. Engineered oak flooring with underfloor heating. Recessed ceiling spotlights. Substantial composite and sealed unit double glazed external door. Access door also to the integral garage.

FIRST FLOOR

LANDING

With spindled balustrades. Central heating radiator.

MASTER BEDROOM

17'6" (maximum) x 12' with UPVC sealed unit double glazing. Central heating radiator. Includes a dressing area. Fitted double wardrobe with sliding mirrored doors. Recessed ceiling spotlights.

EN-SUITE SHOWER ROOM

With a contemporary white suite comprising a back-to-wall WC, a hand wash basin and a large shower cubicle having hand held and overhead thermostatic showers. Contrasting wall tiling. Ladder central heating radiator in chrome finish. Shaver point. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO

14' (maximum) x 9'10" with UPVC sealed unit double glazing. Central heating radiator. Fitted double wardrobe including sliding mirrored doors.

BEDROOM THREE

12'9" x 8'1" with UPVC sealed unit double glazing. Fine aspects with views towards the moors. Central heating radiator.

BEDROOM FOUR

11'10" (maximum into recess) x 9'6" with UPVC sealed unit double glazing. Views towards Embsay Crag. Central heating radiator. Built-in cupboard including the hot water cylinder.

BATHROOM

With a contemporary three piece white suite comprising a hand wash basin, a back-to-wall WC and a panelled bath having a screen and a thermostatic overhead shower. Contrasting wall tiling. UPVC sealed unit double glazing. Ladder radiator in chrome finish. Extractor fan. Recessed ceiling spotlights.

OUTSIDE

There is a lawned front garden including bushes and dry stone boundary walls. Private double width block paved driveway leading to the:

INTEGRAL GARAGE

17'2" x 8'10" with a remote control sectional door, light, power, water and a gas central heating boiler.

Well proportioned lawned rear garden including two small trees and a stone flagged patio providing a pleasant sitting-out area.

COUNCIL TAX BAND

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

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.

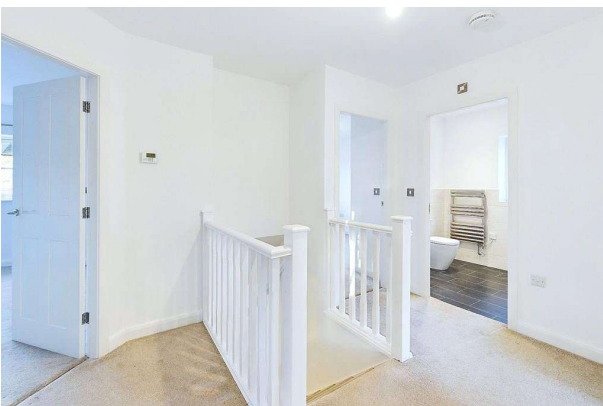
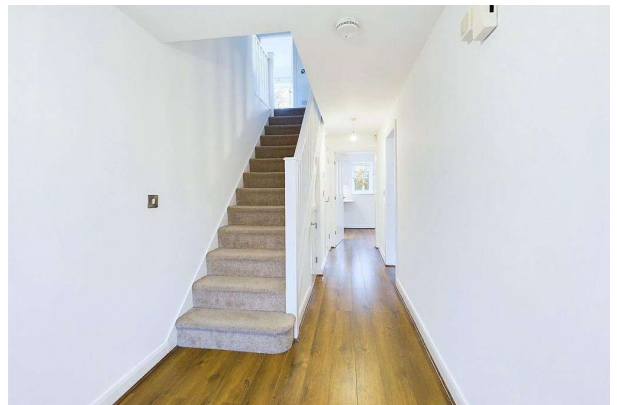
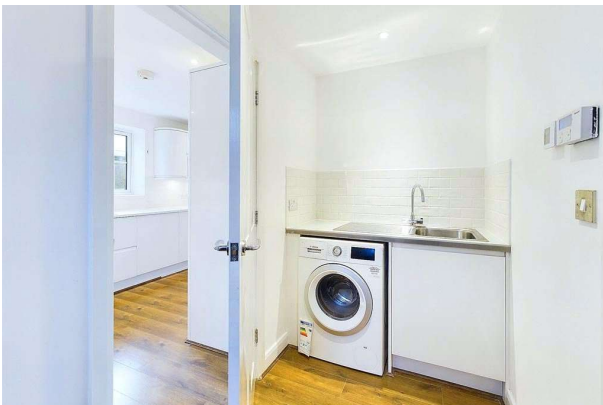
Tel: Skipton 799993

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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.

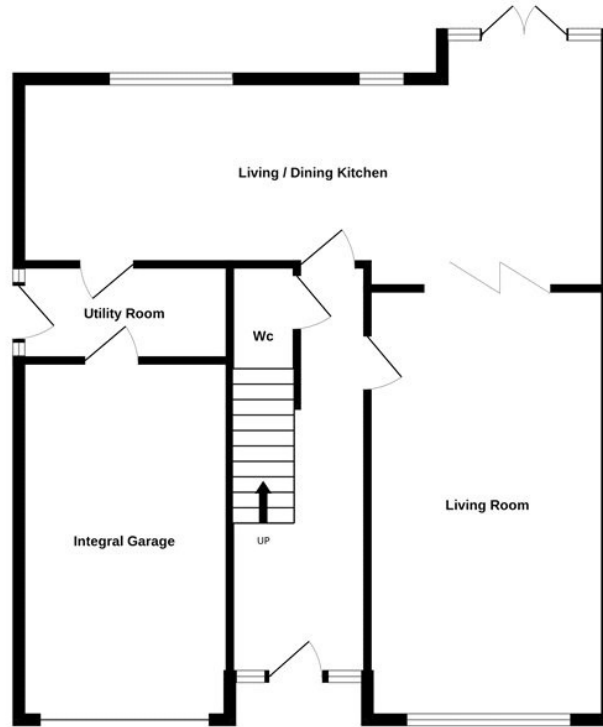
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

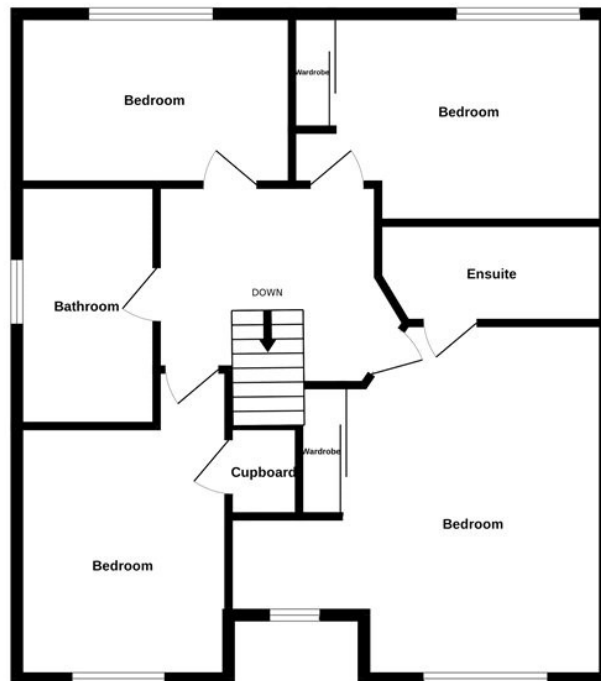




GROUND FLOOR



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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Any prospective purchaser should satisfy themselves by inspection of the property.