

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Raikeswood Drive, Skipton BD23 1LY  
Asking Price: £595,000



+ 4



+ 2



- Significantly extended
- Magnificent open plan living/dining kitchen
- Luxurious quartz worktop surfaces
- Central island/breakfast bar
- Bi-folding doors
- Impressive detached garden office
- Utility room plus ground floor WC
- Long distance views
- Prestigious 'Raikes' area of Skipton



Ideally situated within the prestigious 'Raikes' area of Skipton within easy walking distance of all town centre amenities including the well regarded nearby schools, this spacious and truly outstanding four bedroom en-suite semi-detached property has been significantly extended in recent years to provide a magnificent contemporary open plan living/dining kitchen at the rear including a large central island/breakfast bar, an impressive 8 meter lantern style roof light and two sets of bi-folding doors leading onto the delightful rear garden with a spacious detached modern garden office beyond.

The beautifully extended property certainly represents an exciting opportunity, standing in a slightly elevated position at the foot of Raikeswood Drive commanding fine long distance views across the Aire Valley from the first floor whilst including delightful gardens with lawns and feature decking areas also providing a very appealing feature. Internally the spacious accommodation has been imaginatively updated and reconfigured to meet the needs of modern family living including a well equipped utility room and ground floor WC, a welcoming front entrance porch and hallway and well proportioned living room with bay window and gas fire. The spectacular open plan living/dining kitchen extension incorporates an excellent range of stylish and contemporary fitted units including a comprehensive range of integrated appliances, luxurious white quartz and solid oak worktop surfaces and a thoughtfully designed snug/living area adjoining. This wonderful open plan space is flooded by natural light via the huge lantern style roof light above together with two sets of bi-folding doors, further enhancing the sense of light and space whilst offering delightful views over the garden. The state-of-the-art kitchen is equipped with a sophisticated 'Lutron' lighting system together with integrated Sonos speakers to the ceiling. The excellent range of built-in appliances include twin multi-function ovens, a matching microwave, a warming drawer, an induction hob with discreet extractor over, a dual zone wine refrigerator, an integrated dishwasher, an instant boiling water tap and a large American style fridge freezer with cold water plumbing.

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To the first floor there are four well planned bedrooms with both front bedrooms commanding fine long distance views over Skipton and towards the hills and countryside beyond. Two of the rooms include built-in wardrobes whilst the spacious master bedroom incorporates a stylish en-suite shower room with further built-in storage. The first floor is also served by an equally stylish house bathroom with contemporary four piece suite whilst a drop down ladder on the landing provides access to a useful boarded loft storage void.

Externally, to the front of the property there is a colourful raised garden area together with a private driveway leading to an integral workshop/store room with roller shutter door.

To the rear the property features a superb, fully heated and insulated modern detached garden office that would serve a variety of uses being ideal for anyone working or running a business from home. Providing a high level of space, light and comfort including full height feature windows overlooking the garden, this excellent addition to the property offers a significant level of versatility with the potential to be used as a home gym, yoga studio, a workshop/hobby space or perhaps an exciting games/play room adjoining the attractive outdoor space at the rear. The rear garden has been thoughtfully designed with outdoor entertaining in mind, including a superb raised corner decking area together with ample space for children's play equipment. On a sunny day, within only a few moments the high performance five-leaf bi-folding doors can be fully retracted to create a fabulous outdoor-indoor living and entertaining space, ideal for summer parties or larger family gatherings.

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.

Equipped with gas central heating together with UPVC sealed unit double glazing, this exceptional property is strongly recommended for inspection and the accommodation comprises in further detail:

## GROUND FLOOR

### FRONT ENTRANCE PORCH



With UPVC sealed unit double glazed windows and front entrance door. Tiled flooring. Recessed ceiling spotlights. Stained glass timber door leading to:

#### RECEPTION HALL

With oak effect LVT flooring. Stairs leading off to the first floor with deep built-in store/cloaks cupboard underneath. Oak veneer doors leading to both rooms. Central heating radiator.

#### LIVING ROOM

18'5" x 13' (both maximum) With living coal effect gas fire set within an attractive timber surround incorporating light marble hearth and interior. Central heating radiator. Ceiling coving. UPVC sealed unit double glazed bay window.

SPACIOUS AND IMPRESSIVE OPEN PLAN LIVING/DINING KITCHEN WITH ADJOINING SNUG/SITTING AREA 20' x 19'3" plus 13' x 13'3" The kitchen area is superbly appointed with a range of contemporary units in Milano Contour Ermine Northumberland matte grey incorporating base and full height fitted cupboards together with matching 3.3 meter central island/breakfast bar. Contrasting luxurious white quartz worktop surfaces together with complementary L shaped oak breakfast bar to the island. Recessed sink incorporating instant boiling water mixer tap. Five ring Neff induction hob with recessed extractor fan over. Twin high level Neff multi-function ovens together with matching Neff multi-function microwave oven with warming drawer beneath. Integrated dishwasher. Tall pull-out larder cupboard. Space and plumbing for a large American style fridge/freezer. Built-in Bosch dual zone wine chiller. Lutron lighting system. Integrated Sonos ceiling speakers. Recessed ceiling spotlights. Five tall column style central heating radiators. Spectacular eight meter lantern style roof light mounted into the extension providing an excellent degree of natural light being further enhanced by two sets of anthracite grey aluminium bi-folding doors leading to the rear garden. Oak effect LVT flooring. USB power sockets. Snug/sitting area with provision for wall mounted television. Door leading to:

#### UTILITY ROOM

10'1" x 8'8" (both maximum including WC) Superbly appointed with a range of fitted units to match the kitchen together with white quartz worktop surfaces. Plumbing for an automatic washing machine. Space for a dryer. Recessed sink. Recessed ceiling spotlights. Central heating radiator. Oak effect LVT flooring. UPVC sealed unit double glazed side entrance door. Extractor fan. Door leading to:

#### GROUND FLOOR WC

Superbly appointed with a low suite WC together with a hand wash basin set on a vanity cupboard. UPVC sealed unit double glazed window. Central heating radiator. Oak effect LVT flooring. Recessed ceiling spotlights. Extractor fan.

#### FIRST FLOOR

#### LANDING

With loft hatch together with drop down ladder leading to a useful boarded loft storage void with fitted light.

#### MASTER BEDROOM

13' x 10'8" With UPVC sealed unit double glazed window commanding long distance views. Central heating radiator. Door leading to:

#### LUXURIOUS EN-SUITE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC with concealed cistern, hand wash basin mounted into a full width granite effect vanity shelf with recessed mirror over and a shower enclosure incorporating a chrome mixer shower. Partial ceramic wall tiling. Grey oak effect LVT flooring. Recessed ceiling spotlights. Deep built-in linen/store cupboard. UPVC sealed unit double glazed window. Chrome towel radiator. Extractor fan.

#### BEDROOM TWO

12'10" x 10'1" With UPVC sealed unit double glazed window overlooking the rear garden. Central heating radiator.

#### BEDROOM THREE

10'11" x 10' 2" With UPVC sealed unit double glazed window commanding long distance views down the Aire Valley. Central heating radiator. Built in double wardrobe.

#### BEDROOM FOUR

10'2" x 10'1" (both maximum) With UPVC sealed unit double glazed window overlooking the rear garden. Central heating radiator. Built in double wardrobe.

#### LUXURIOUS HOUSE BATHROOM

Superbly appointed with a contemporary white four piece suite comprising low suite WC, hand wash basin set on a vanity cupboard, a panelled bath and a separate shower enclosure incorporating limestone effect shower wall boarding. Recessed niche/shelf over the bath. Grey oak effect LVT flooring. UPVC sealed unit double glazed window. Recessed ceiling spotlights. Chrome towel radiator. Extractor fan.

#### OUTSIDE

The front there is an attractive raised lawned garden surrounded by colourful borders. A private driveway leads to the:

#### INTEGRAL WORKSHOP/STORE

10'6" x 5'11" (both maximum) With light and power. Roller shutter access door. Floor mounted Worcester gas central heating combination boiler.

There is paved access at the side leading to the rear garden which offers a delightful outdoor space incorporating a lawn together with Indian stone flagged pathway/patio, a slate bed and a superb raised corner decking area. External power. External lighting. External cold water tap to the side of the property. The rear garden also features a:

#### SUPERB MODERN DETACHED GARDEN OFFICE

15' x 10'11" With anthracite grey UPVC sealed unit double glazed twin doors to the front together with matching full height feature windows to the front and side. Recessed ceiling spotlights. Oak effect LVT flooring. Electric radiator. Light and power. Timber decking to the front.

#### 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

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: SBS101025

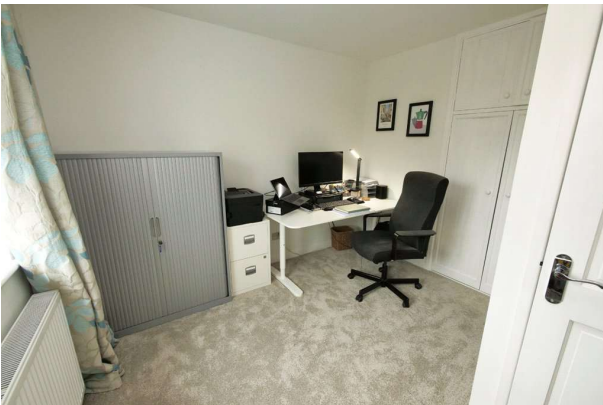
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



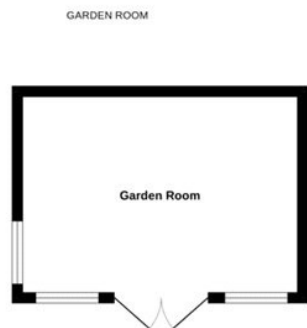
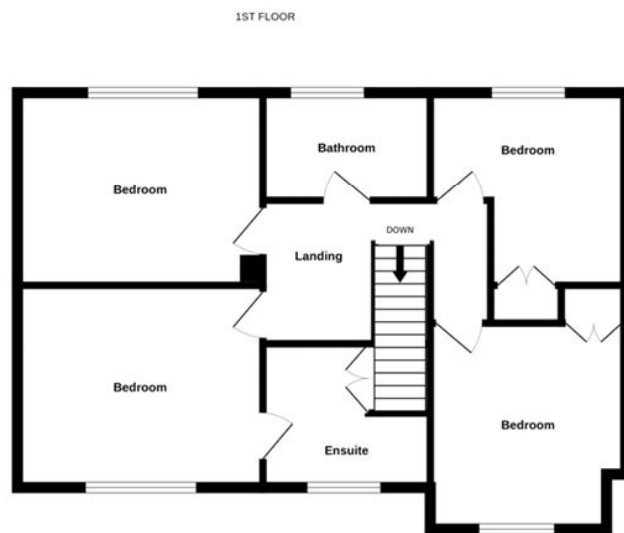
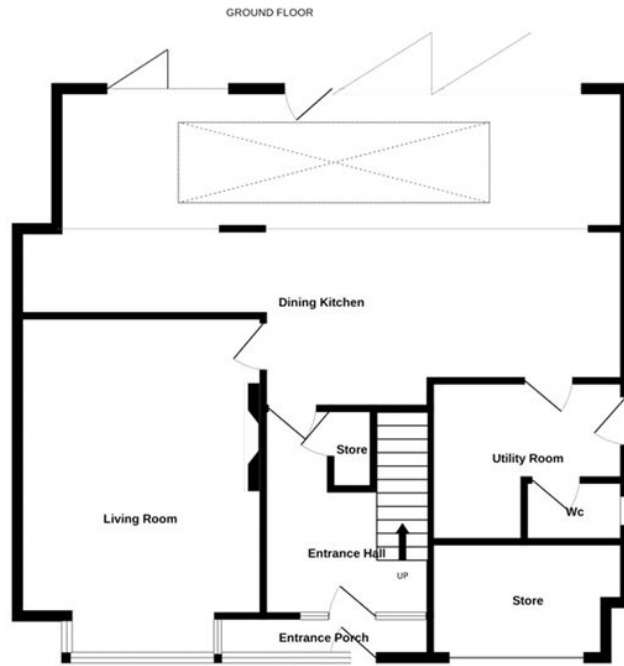












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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)

2 Raikeswood Drive  
SKIPTON  
BD23 1LY

Energy rating

C

Valid until: 7 October 2035

Certificate number: 0536-3955-7200-7135-4204

Property type Semi-detached house

Total floor area 152 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 C. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

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