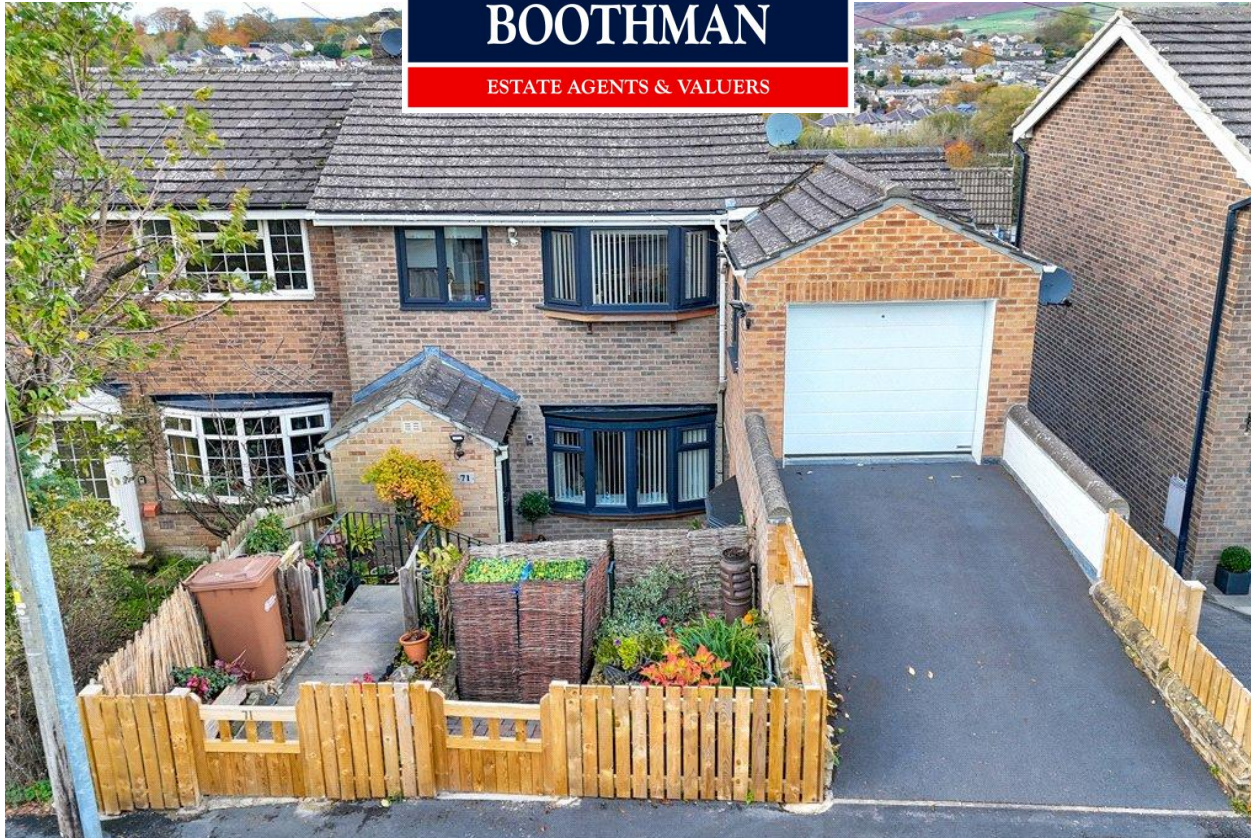


HARRISON BOOTHMAN

ESTATE AGENTS & VALUERS



71 Moor Crescent, Skipton BD23 2LJ
Asking Price: £300,000



+ 3



+ 2



- NO ONWARD CHAIN
- Three bedroom family home
- Stunning long distance views
- Parking and garaging
- Well-appointed throughout
- Gardens to the front and rear

This significantly extended, spacious and imaginatively planned individual semi-detached house provides well equipped three bedroomed accommodation together with particularly generous living space whilst very pleasantly situated in a popular residential area only circa two thirds of a mile away from Skipton town centre amenities.



Including gas central heating, UPVC sealed unit double glazing, quality fittings and fixtures, this unique property offers considerably more than at first meets the eye and is very strongly recommended indeed for inspection.

Described briefly, this very appealing home provides - an entrance porch, an entrance hall, a living room through to a dining area, an inner hall, a spacious sitting room extension and a spacious extended fitted dining kitchen with contemporary units including built-in appliances together with a utility room and a shower room whilst on the first floor are three bedrooms (one enjoying spectacular long distance panoramic views at the rear) and a shower room which is superbly appointed with a quality contemporary white suite. There is an enclosed terraced front garden and a private driveway to an integral garage. The easily manageable enclosed rear garden provides a very pleasant and private sitting out area.

Surrounded by beautiful open countryside, this 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.

With much to commend it, this spacious and unique property comprises in further detail:

GROUND FLOOR

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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ENTRANCE PORCH

With UPVC sealed unit double glazing including a matching front entrance door. Tiled flooring. Central heating radiator. Wall light point. Archway through to the:

ENTRANCE HALL

With a central heating radiator, LVT flooring, built-in floor to ceiling cupboards and a staircase to the first floor.

LIVING ROOM

14'6" (maximum) x 13' with a UPVC sealed unit double glazed bow window having a deep display sill. LVT flooring. Feature fireplace having a slate effect hearth, wooden surround and mantle and an electric stove. Built-in store cupboard under stairs. Central heating radiator. Archway through to the:

DINING AREA

8'8" x 8'4" with two central heating radiators. Boarded ceiling with recessed low voltage spotlights. Built-in store cupboard. Sealed unit hardwood double glazed window. LVT flooring.

INNER HALL

With a central heating radiator. Twin UPVC sealed unit double glazed French doors to the side elevation. Fitted storage.

SITTING ROOM EXTENSION/ FOURTH BEDROOM - AT LOWER LEVEL

17' x 12'7" (maximum) with UPVC sealed unit double glazing including a splay bay window with a deep display sill and also twin French doors to the rear garden. Long distance views towards Crookrise. Three central heating radiators. Laminate light oak flooring. Fitted display shelves and bookshelves. Velux window. Carved oak surround to a fireplace with a tiled interior and a living flame open log style electric fire. Fitted ceiling spotlights and recessed low voltage ceiling spotlights.

SPACIOUS FITTED DINING KITCHEN

29' x 8'4" (maximum) well equipped with an extensive range of units in contemporary gloss finish providing contrasting oak effect worktop surfaces including matching surrounds. One and a half bowl stainless steel sink and drainer unit. Built-in stainless steel finish Hotpoint double oven. Four ring induction hob and stainless steel extractor hood over. Plumbing for a dishwasher. Vinyl flooring. Two central heating radiators. UPVC and leaded sealed unit double glazing including a splay bay window with a deep display sill and a matching external door to the front garden. Useful larder cupboard.

UTILITY ROOM

With a fitted worktop surface, plumbing for an automatic washing machine and a wall mounted Worcester gas combination central heating boiler. Central heating radiator. Fitted ceiling spotlights. Pine door with stained and leaded glass through to the:

SHOWER ROOM

With a three piece white suite comprising a hand wash basin, a low suite WC and a tiled shower cubicle incorporating an independent shower. Chrome heated towel radiator. UPVC and leaded sealed unit double glazing. Velux window. Built-in cupboard with a worktop surface.

FIRST FLOOR

LANDING

With a spindled balustrade.

BEDROOM ONE

13'2" x 9'3" (to wardrobe fronts) with a UPVC and leaded sealed unit double glazed splay bay window having a deep display sill. Double central heating radiator. Laminate oak flooring. Full width range of fitted wardrobes in light oak style including matching cupboards and chests of drawers. Dado rails. Reading light point.

BEDROOM TWO

10'4" x 8'8" with UPVC sealed unit double glazing providing spectacular long distance panoramic views the rear across the valley towards Sharphaw, Roughaw, Crookrise and Embsay Crag. Central heating radiator. Picture rails.

BEDROOM THREE/ STUDY

10'2" x 6'8" with UPVC unit double glazing. Central heating radiator. Built-in captain's bed. Dado rails.

SHOWER ROOM

Superbly appointed with a quality contemporary three piece white suite comprising a hand wash basin with a vanity cabinet unit beneath, a back-to-wall WC and a shower cubicle incorporating thermostatic hand-held and overhead drench showers. Contrasting partial wall tiling. UPVC sealed unit double glazing providing spectacular long distance panoramic views at the rear across the valley towards Sharphaw, Roughaw, Crookrise and Embsay Crag. Central heating radiator. Heated towel rail in chrome finish. Fitted shelves in recess. Built-in shelved linen cupboard. Panelled ceiling with recessed low voltage spotlighting.

OUTSIDE

There is an enclosed terraced front garden which is planned for ease of maintenance - including flowerbeds with bushes and block paving/sitting out areas with some timber decking.

PRIVATE DRIVEWAY

EXTENDED SINGLE GARAGE

With electric up/over door. UPVC sealed unit double glazing. Plumbing to potentially create an ensuite shower room to the master bedroom.

Enclosed easily manageable rear garden including a flowerbed, block paving and a timber decking patio which provides a very pleasant sitting out area. Storage shed. Long distance views across the valley. Outside tap.

COUNCIL TAX BAND

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

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: JCT011125

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.

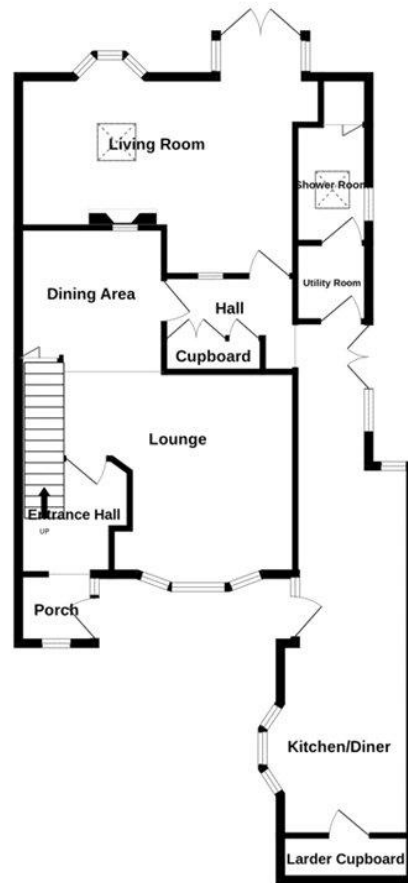
Any prospective purchaser should satisfy themselves by inspection of the property.

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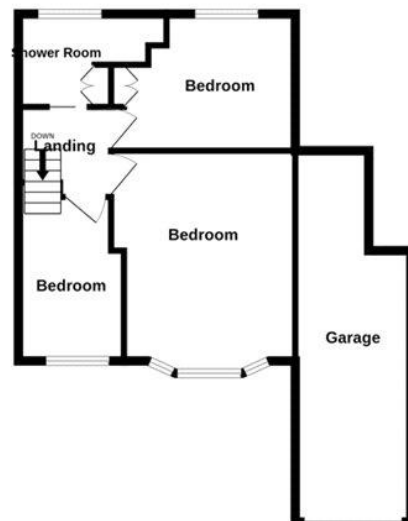




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

71, Moor Crescent SKIPTON BD23 2LJ	Energy rating D	Valid until: 29 October 2029
		Certificate number: 9968-2870-7908-9471-1715

Property type	Semi-detached house
Total floor area	120 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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

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