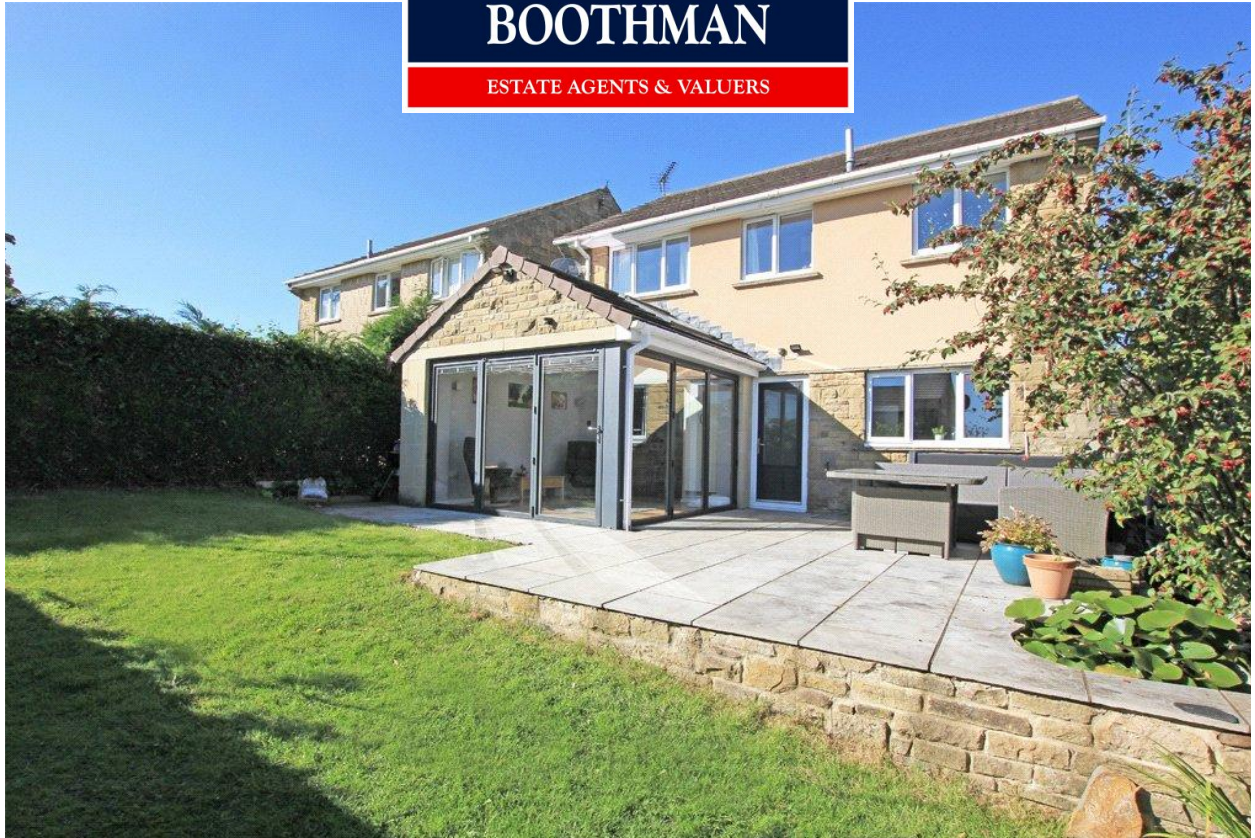


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



7 Park Wood Drive, Skipton BD23 1NG
Asking Price: £569,000



+ 4



+ 1



This well equipped and attractively improved four bedroomed detached property is imaginatively extended at the rear to provide a delightful sun room - whilst also including the advantages of gas central heating, UPVC sealed unit double glazing, oak internal doors, quality contemporary fittings and fixtures.



Enjoying a prestigious location in a select cul-de-sac within an exclusive residential area between Gargrave Road and 'Raikes', this very appealing home is strongly recommended indeed for inspection.

Skipton town centre amenities are only circa three quarters of a mile away.

Excellent primary and secondary schooling are also within walking distance whilst beautiful open countryside is nearby.

Certainly providing an attractive opportunity, the property is constructed predominantly in stone and comprises very briefly:

A covered entrance, an entrance hall, a cloaks/WC, a living room and a fitted kitchen which includes a quality range of light oak fronted units with granite worktops and built-in appliances. The kitchen leads through to a dining room which is open through to a delightful sun room extension including bi-folding doors to the attractive rear garden which enjoys fine southerly aspects. On the first floor are four well proportioned bedrooms and a superbly appointed bathroom with a quality contemporary white suite including both a bath and a large shower cubicle. There is a lawned front garden and a private tarmac driveway giving access to an integral garage. The attractive established rear garden enjoys fine southerly aspects whilst including a lawn, a flowerbed, bushes and a flagged patio offering a very pleasant sitting out area.

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

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

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' three 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 only a short drive 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.

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

GROUND FLOOR

COVERED ENTRANCE

ENTRANCE HALL

With a traditional partly glazed front entrance door. Central heating radiator. Laminate oak flooring. Staircase to the first floor with a spindled balustrade. Built-in store cupboard under stairs. Access door to the integral garage.

CLOAKS/WC

With a quality contemporary white suite comprising a low suite WC with a concealed cistern and a hand wash basin including white gloss fronted cupboard units beneath. Contrasting tiled surround. UPVC sealed unit double glazing. Ladder central heating radiator in anthracite finish. High level shelf. Recessed LED ceiling spotlights.

LIVING ROOM

14'6" x 11'3" with UPVC sealed unit double glazing and a double central heating radiator. Contemporary built-in living gas open pebble fire.

FITTED KITCHEN

13'7" x 8'8" Well equipped with a quality range of light oak fronted units including contrasting granite worktop surfaces. One and a half bowl composite sink and drainer with a pillar tap. Built-in split level Bosch oven and grill with a matching microwave oven above. Bosch four ring gas hob with a glass backing plate and an extractor hood above. Integrated Neff dishwasher. Storage baskets. Amtico slate style flooring. UPVC sealed unit glazing providing fine aspects across the attractive rear garden. UPVC and sealed unit double glazed external door. Square archway open through to the:

DINING ROOM

11'3" x 8'8" with a contemporary vertical central heating radiator. Amtico slate style flooring. Square archway open through to the:

SUN ROOM EXTENSION

11'6" x 10'10" with two sets of aluminium framed sealed unit double glazed bi-folding doors in anthracite finish and including integral micro blinds. Fine aspects and access to the attractive rear garden. Contemporary vertical central heating radiator. Two remote controlled velux windows. Engineered oak flooring. Wall light points. Built-in LED lighting.

FIRST FLOOR

LANDING AND HALF LANDING

With UPVC sealed unit double glazing providing fine long distance views. Spindled balustrades.

BEDROOM ONE

12' (maximum into recess) x 11' with UPVC sealed unit double glazing providing fine views towards fields and light woodland. Central heating radiator. Quality range of fitted oak fronted wardrobes including a dressing mirror.

BEDROOM TWO

13'2" x 7'9" with UPVC sealed unit double glazing providing fine long distance views. Central heating radiator.

BEDROOM THREE

12'4" x 8'5" (plus recess) with UPVC sealed unit double glazing providing superb long distance southerly views down the Aire Valley towards fields, countryside and the hills. Double central heating radiator.

BEDROOM FOUR

9'4" x 7'6" with UPVC sealed unit double glazing providing fine views as described above. Central heating radiator.

REFITTED BATHROOM

Superbly appointed with a quality contemporary four piece white suite comprising a double ended bath, a low suite WC, a hand wash basin with a vanity cabinet unit beneath and there is also a large shower cubicle having a glass screen, a hand held shower and an overhead drench shower. Contrasting wall tiling. UPVC sealed unit double glazing. Ladder central heating radiator in anthracite finish. Amtico slate style flooring. Built-in floor to ceiling shelved cupboard. Extractor fan. Recessed LED ceiling spotlights.

OUTSIDE

There is a lawned front garden and a private tarmac driveway.

INTEGRAL GARAGE

18'6" x 9' with up/over door, windows, electric lighting, electricity sockets, fitted shelves, a wall mounted Worcester gas combination central heating boiler and plumbing for an automatic washing machine.

The well proportioned established rear garden enjoys fine southerly aspects - whilst including a lawn, a flowerbed, a variety of bushes and a flagged patio which provides a very 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

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.

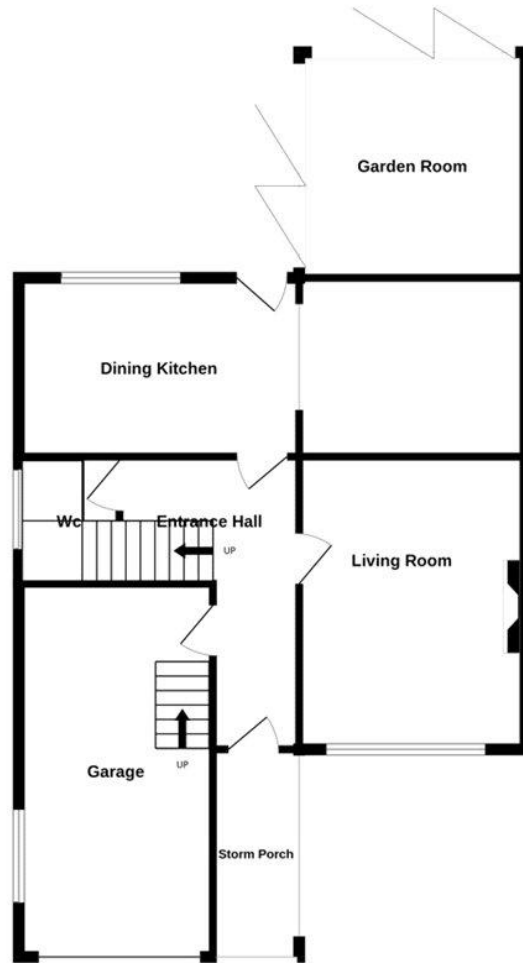
Ref: MG191225

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

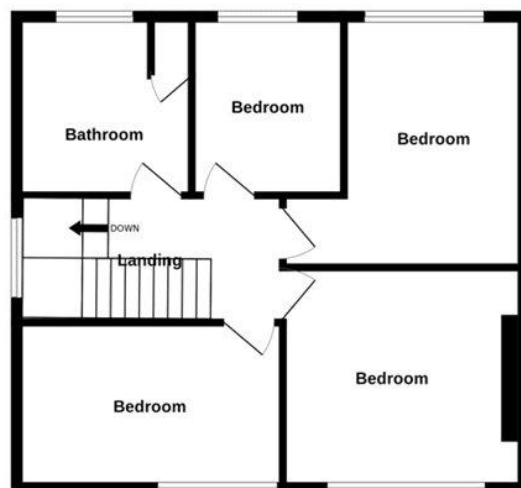




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

7 Park Wood Drive
SKIPTON
BD23 1NG

Energy rating

C

Valid until: 5 September 2033

Certificate number: 0462-3029-9201-6177-9200

Property type

Detached house

Total floor area

123 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 current energy rating is C. 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	70 C	79 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.