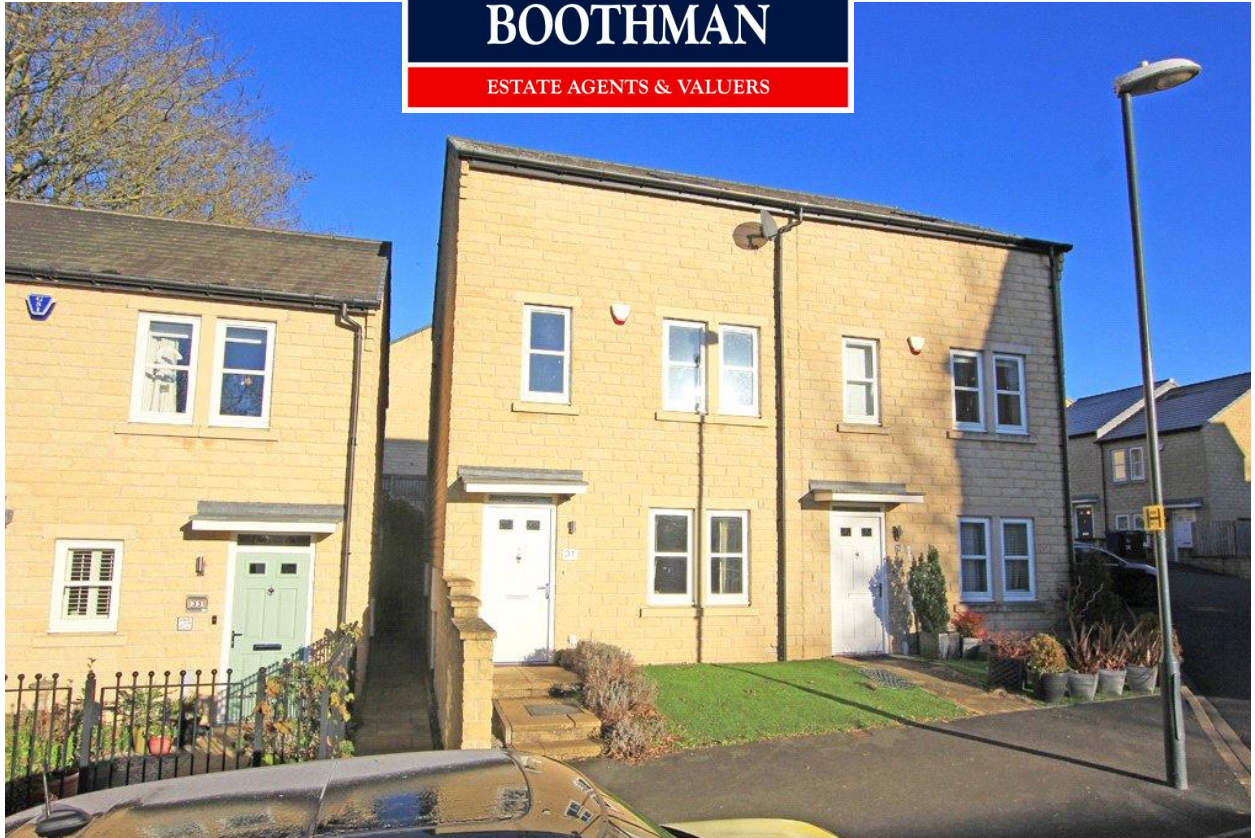


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



31 Hayton Way, Skipton BD23 1DQ
Asking Price: £415,000



+ 3

+ 3



- Superb accommodation planned over three floors
- Garage and Private Driveway
- 3 Bathrooms
- Enclosed Garden
- Very Pleasant Location
- Chain Free !

Standing close to the edge of the picturesque Aireville Park, this very well equipped three double bedroomed, two en-suite stone semi-detached house provides versatile and superbly appointed accommodation of particular merit which is imaginatively planned over three floors including the advantages of mains gas central



heating, sealed unit double glazing, a security alarm system, quality contemporary fittings and fixtures throughout, and private garaging outside.

Constructed circa 2016 in accordance with high standards and a superior specification by Messrs Lovell Homes Ltd, incorporating a high level of thermal insulation resulting in lower running costs/energy consumption, this exceptional property is pleasantly situated in a prestigious residential development set back from Granville Street, close to the Leeds/Liverpool canal, the railway station, and excellent primary and secondary schooling also being nearby. Additional Skipton town centre amenities and services are within comfortable walking distance from 31 Hayton Way.

Strongly recommended indeed for internal inspection and enjoying fine southerly views at the front elevation, this family sized home comprises briefly:

An entrance hall. A living room. Cloaks/downstairs WC and a superbly appointed spacious dining kitchen with contemporary gloss fronted units including quality built-in appliances and bi-folding doors giving access to the attractive enclosed rear garden. On the first floor are two double bedrooms, an en-suite shower room, and a house bathroom. On the second floor is a generous primary bedroom including a large en-suite shower room, a walk-in wardrobe and there is also a store room with shelving. To the front of the house is a small garden. The attractive enclosed rear garden provides a very pleasant sitting out area and enjoys views on one side towards the trees on the edge of Aireville Park. A private driveway provides off road parking and leads to a single garage.

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The incredibly 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 Castle and Church 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 cafes in addition to having well known branded stores and a choice of popular 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 Yorkshire Dales National Park is only a short drive away, offering some of the finest countryside and scenery in the United Kingdom.

Certainly providing an exciting opportunity, this wonderful house is described in further detail:

GROUND FLOOR

ENTRANCE HALL

With a substantial composite front entrance door. Door mat well. Double central heating radiator. Security alarm control keypad. Staircase to the first floor.

LIVING ROOM

13' x 11'1" Sealed unit double glazing and a double central heating radiator. Fitted carpets.

SPACIOUS DINING KITCHEN

14'8" (maximum) x 14'5" Well appointed with a quality range of stylish units having woodgrain effect gloss fronts with contrasting laminated worktop surfaces including matching up-stands. One and a half bowl stainless steel sink and drainer. Built-in split level stainless steel finish Bosch oven with a matching microwave oven above. Stainless steel Bosch five ring gas hob having a stainless steel backing plate and an extractor hood above in a stainless steel finish chimney style canopy. Integrated dishwasher. Integrated fridge/freezer. Concealed washer/dryer. Concealed Potterton gas combination central heating boiler. Sealed unit double glazed bi-folding doors giving access to the attractive enclosed rear garden. Central heating radiator. Recessed LED ceiling spotlights. Down-lights beneath the wall units. Smoke alarm and a carbon monoxide alarm. Deep walk-in store cupboard underneath the stairs. Vinyl flooring.

CLOAKS ROOM / DOWNSTAIRS WC

With a quality two piece white suite comprising a back-to-wall WC and a hand wash basin having a tiled splash-back. Central heating radiator. Extractor fan.

FIRST FLOOR

LANDING

With spindled balustrades and a similar staircase to the second floor. Fitted carpets.

BEDROOM TWO

14'5" x 10'7" With sealed unit double glazing and a central heating radiator. Fitted carpets.

EN-SUITE SHOWER ROOM

Quality contemporary three piece white suite comprising a hand wash basin and a low suite WC together with a corner shower cubicle having a thermostatic shower. Contrasting ceramic wall tiling. Central heating radiator. Shaver point. Extractor fan.

BEDROOM THREE

14'6" x 9'9" (both maximum) Sealed unit double glazing. Pleasant views towards the Leeds/Liverpool canal and countryside beyond. Central heating radiator. Fitted carpets. When the house was originally constructed, there were three bedrooms on the first floor level. A fourth bedroom could be easily re-instated if four bedrooms was required.

BATHROOM

With a quality contemporary three piece white suite comprising a panelled bath, a hand wash basin and a back-to-wall WC. Contrasting wall tiling. Large inset mirror. Central heating radiator. Extractor fan.

SECOND FLOOR

LANDING

Access to large store/dressing room, fitted with shelving and a central heating radiator.

SPACIOUS PRIMARY BEDROOM

15'3" x 11'1" With a sealed unit double glazed keylite skylight window. Double central heating radiator. Deep walk-in wardrobe. Fitted carpets.

EN-SUITE SHOWER ROOM

With a quality three piece white suite comprising a hand wash basin, a back-to-wall WC and a shower cubicle having a Mira independent shower. Contrasting partial ceramic wall tiling. Central heating radiator. Keylite skylight window. Shaver point. Vinyl flooring.

OUTSIDE

There is a pleasant garden frontage.

The attractive enclosed rear garden provides a pleasant low maintenance sitting out area and enjoys views on one side towards the trees on the edge of Aireville Park. The rear garden includes flowerbeds, pebbled beds, and a flagged patio. Outside tap and lighting.

PRIVATE LEVEL DRIVEWAY

Providing parking and giving access to a:

STONE BUILT GARAGE

16' x 8'10" With a traditional up/over door.

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.

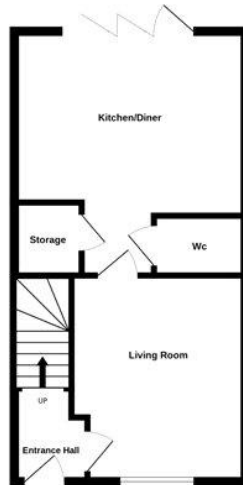
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

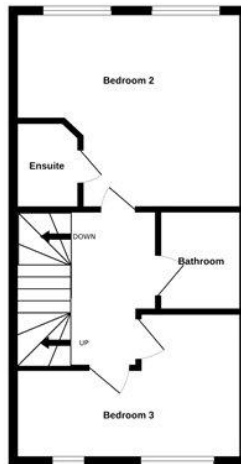




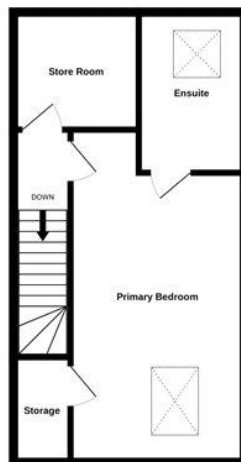
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy performance certificate (EPC)

31, Hayton Way SKIPTON BD23 1DQ	Energy rating B	Valid until: 28 September 2026
		Certificate number: 8986-7531-4470-0711-4922

Property type	Semi-detached house
Total floor area	105 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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.