

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



51 Regent Drive, Skipton, North  
Yorkshire BD23 1BB  
Asking Price: £325,000



+ 3



+ 1



- Chain Free !
- Private driveway and Garaging
- Very well-appointed living accommodation throughout
- Ideally situated, close to town centre

This comprehensively improved, well equipped and deceptively spacious extended three bedroomed semi-detached house is pleasantly situated in a very popular residential area, only circa half a mile away from Skipton town centre amenities whilst enjoying fine long distance views at the front across the valley towards the moors.



Including gas central heating together with UPVC sealed unit double glazing throughout, this very appealing and beautifully presented property offers very briefly:

An entrance porch. Entrance hall. A living room and a dining area through to a stylish open plan fitted kitchen which incorporates built-in appliances and there is also a delightful garden room extension. On the first floor are three bedrooms (all enjoying fine views) and a fitted modern bathroom with a three piece white suite including a corner bath with shower over. There is an established raised front garden, a private driveway, a car port and a detached single garage. The generous enclosed rear garden provides an attractive feature including lawn, flowerbeds, bushes, small trees, a vegetable plot, and a flagged patio which offers a very pleasant sitting out area. There is also a garden shed.

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.

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



Very strongly recommended indeed for inspection and offering more than what first meets the eye, this very appealing property is described in further detail:

## GROUND FLOOR

### PORCH

With UPVC sealed unit double glazing including a matching external door. Partly glazed inner door through to the:

### ENTRANCE HALL

With a central heating radiator. Staircase to the first floor with a built-in cupboard under stairs.

### LIVING ROOM

13'9" (into bay) x 12'8" UPVC sealed unit double glazed square bay window providing fine views at the front towards the moors in the distance. Double central heating radiator. Contemporary raised fireplace in a slate tiled surround with a living gas open coal fire. Fitted alcove display shelves. Partly glazed and multi-paned pine doors with matching side windows through to the:

### DINING AREA

9'9" x 9'9" With twin UPVC sealed unit double glazed doors through to the delightful orangery extension. Vertical central heating radiator. Karndean stone style flooring. The dining area is open through with a peninsular unit from the:

### OPEN PLAN FITTED KITCHEN

10'8" (maximum) x 10'4" Well equipped with a range of contemporary cream fronted base and wall units providing contrasting worktop surfaces in oak block style whilst including complementary tiled surrounds. Stainless steel sink and drainer. Plumbing for a dishwasher. Built-in stainless steel finish Russell Hobbs oven with a Flavel four ring gas hob having an extractor hood above in a glass and stainless steel finish chimney style canopy. Karndean stone style flooring. Central heating radiator. UPVC sealed unit double glazing. Built-in pantry/store place. UPVC and sealed unit double glazed external door to the side elevation.

### GARDEN ROOM EXTENSION

13'3" x 9'6" UPVC sealed unit double glazing including matching twin doors to the attractive rear garden. Remote controlled blinds. UPVC sealed unit double glazed roofing. Laminate oak flooring. Contemporary vertical central heating radiator in carbon finish. Recessed LED ceiling spotlights.

## FIRST FLOOR

## LANDING

With UPVC sealed unit double glazing. Loft access.

## BEDROOM ONE

11'8" x 9'9" With UPVC sealed unit double glazing providing fine long distance views at the front across the valley towards countryside and the moors. Central heating radiator. Full width range of fitted wardrobes with sliding doors and a dressing mirror.

## BEDROOM TWO

9'9" x 9'3" (to wardrobe fronts) UPVC sealed unit double glazing providing pleasant views across gardens at the rear. Central heating radiator. Fitted wardrobes with matching high level cupboards.

## BEDROOM THREE

8' x 7' With UPVC sealed unit double glazing providing fine long distance views at the front across the valley towards countryside and the moors. Central heating radiator. Built-in wardrobe/cupboard above the stairwell.

## HOUSE BATHROOM

Beautifully appointed with a recently fitted three piece white suite comprising a corner bath with a chrome thermostatic shower over. Full ceramic floor and wall tiling. Low suite W/C. Vanity wash basin with a chrome mixer tap and storage underneath. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Extractor fan. Recessed low voltage ceiling spotlights.

## OUTSIDE

There is a well established raised front garden.

A private tarmac driveway also extends along the side of the house - with a CAR PORT - and access to a:

## DETACHED GARAGE

15'6" x 9' With a pedestrian front entrance door, electric lights, electricity sockets and UPVC sealed unit double glazing.

The well proportioned enclosed rear garden provides an attractive feature, imaginatively planned and landscaped to include lawn, flowerbeds, bushes, small trees, a vegetable plot and a flagged patio which offers a very pleasant sitting out area. There is also a timber garden shed with an electricity supply.

## INTEGRAL STORE PLACE

Including a Worcester gas combination central heating boiler.

## TENURE

The tenure for this property is FREEHOLD.

## COUNCIL TAX BAND

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

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.

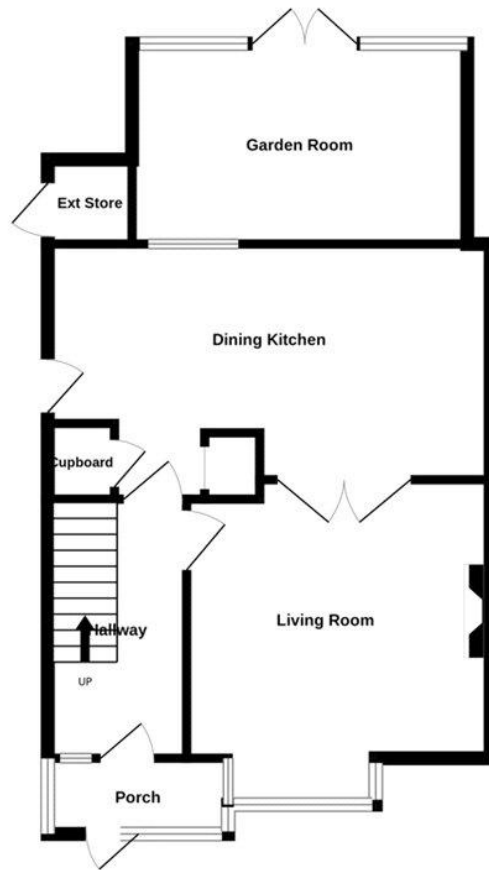
Ref: MGLEDHILL15126

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

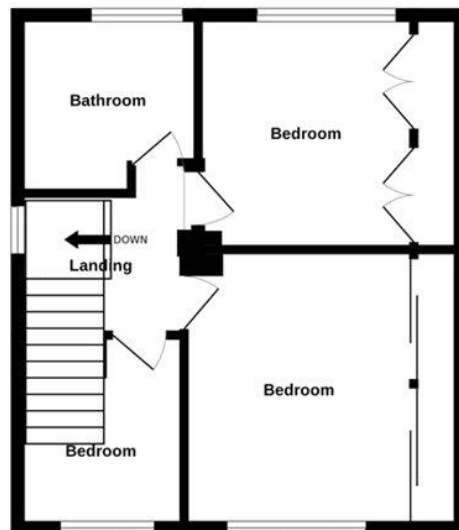




# GROUND FLOOR



# 1ST FLOOR





## Energy performance certificate (EPC)

51 Regent Drive SKIPTON BD23 1BB	Energy rating <b>C</b>	Valid until: <b>25 October 2031</b>
		Certificate number: <b>2038-1704-3615-1161-6138</b>

Property type	Semi-detached house
Total floor area	79 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 B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>	69 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.