

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Hurrs Road, Skipton BD23 2JX
Asking Price: £369,950



+ 3



+ 1



- Stunning premium family home
- Extended Living / Kitchen space
- Wonderful generous garden with fine views
- Private driveway parking
- Sought after residential address

This significantly extended stone fronted semi-detached house with generous private parking, provides a stylish and premium three bedroomed family sized home with high quality contemporary fixtures and fittings throughout, and an impressive westerly facing landscaped rear garden with good sized established lawn and magnificent timber decked seating area with feature lighting and modern glazed balustrading.



Internally this exceptional property provides the lucky new owners luxury living accommodation including oak internal doors, multi room audio with recessed ceiling speakers, LED feature lighting, Amtico flooring, three well planned bedrooms, a stylish three piece bathroom with underfloor heating, a living room with multi-fuel stove, and a fantastic extended kitchen which is open plan to a good sized living/dining area whilst also incorporating a vaulted ceiling, a quality range of fitted units, a central island/breakfast bar, and bi-folding doors leading out to the superb rear garden. The accommodation also benefits from a separate utility room, a contemporary ground floor WC/cloaks room and a useful side entrance porch offering versatile storage space which is currently used as a dedicated home office.

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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Equipped with UPVC sealed unit double glazing, mains gas central heating (recently upgraded with a brand new gas combination boiler), and a security alarm system the accommodation comprises in further detail:

GROUND FLOOR

RECEPTION HALL

With quality composite sealed unit double glazed front entrance door. Central heating radiator. Recessed ceiling spotlight. LED feature spotlighting to the staircase leading off to the first floor. Oak door leading to:

LIVING ROOM

15'2" x 13'1" (both maximum into bay) Cast iron multi-fuel stove set within a recessed opening incorporating attractive black granite interior and hearth. Contemporary bespoke stone over-mantle. LED recessed ceiling spotlights. Ceiling coving. Recessed ceiling speakers/AV system. Surround sound system (negotiable). UPVC sealed unit double glazed bay window. Central heating radiator. Further tall contemporary column style central heating radiator in anthracite grey. Contemporary oak glazed door leading to:

SPACIOUS OPEN PLAN LIVING / DINING ROOM

14'5" X 10'6" This room is open plan to the kitchen and includes luxurious Amtico flooring. LED recessed ceiling spotlights. Recessed ceiling speakers/AV system. Central heating radiator. Large opening through to the adjoining:

OPEN PLAN KITCHEN EXTENSION

12'5" x 10'6" Superbly appointed with a range of stylish fitted base and wall units in a contemporary light stone/woodgrain finish incorporating contrasting oak block effect worktop surfaces together with a matching island/breakfast bar incorporating contrasting quartz worktop surfaces whilst also including a composite sink and drainer unit with spray head mixer tap. High level built-in twin cavity Lamona electric oven/grill. Four ring ceramic hob with contemporary extractor canopy over. Integrated dishwasher. Samsung American style fridge/freezer with chilled water dispenser being plumbed into the water supply (negotiable). Vaulted ceiling with four velux roof windows. Recessed LED ceiling spotlights. Recessed ceiling speakers/AV system. Concealed strip lights mounted under wall cupboards. Luxurious Amtico flooring. Anthracite grey bi-folding doors leading onto the attractive rear garden. Oak door leading to:

UTILITY ROOM

5'1" x 4'8" Plumbing for an automatic washing machine. Fitted base cupboards and oak effect worktop surfaces. UPVC sealed unit double glazed window. Recessed ceiling spotlights. Amtico flooring. Extractor fan.

INNER HALLWAY

With central heating radiator. UPVC sealed unit double glazed window. Amtico flooring. LED recessed ceiling spotlight. Deep built-in store cupboard underneath the stairs including fitted lighting. Door leading to:

DOWNSTAIRS WC/CLOAK ROOM

Superbly appointed with a modern white suite comprising low suite WC together with a floating hand wash basin. UPVC sealed unit double glazed window. Central heating radiator. Extractor fan. LED recessed ceiling spotlight. Amtico flooring.

SIDE ENTRANCE PORCH/HOME OFFICE

8' x 4'5" with composite sealed unit double glazed external entrance door. UPVC sealed unit double glazed window. Parquet style flooring. LED recessed ceiling spotlights. Electric underfloor heating.

FIRST FLOOR

LANDING

With contemporary glazed/oak balustrade. UPVC sealed unit double glazed window having long distance views. Loft hatch with drop down ladder leading to the loft void. Oak doors leading to all rooms. Fitted carpets.

BEDROOM ONE

16'9" x 9'5" Wide UPVC sealed unit double glazed window pleasant long distance views. LED recessed ceiling spotlights with dimmer function. Recessed ceiling speaker/AV system. Two wall light points. High level TV power point. Central heating radiator. Fitted carpets.

BEDROOM TWO

10'9" x 9'6" UPVC sealed unit double glazed window enjoying views towards the moors. Central heating radiator. LED recessed ceiling spotlights. Fitted carpets.

BEDROOM THREE

7'10" x 6'8" (both maximum) UPVC sealed unit double glazed window enjoying views towards the moors. Central heating radiator. Built-in store cupboard. Fitted carpets.

LUXURIOUS BATHROOM

Superbly appointed with a contemporary white suite comprising low suite WC, floating hand wash basin and an L-shaped bath with drench head mixer shower over. Contrasting wall and floor tiling. Electric underfloor heating. LED recessed ceiling spotlights. UPVC sealed unit double glazed window. Extractor fan. Chrome ladder style central heating radiator.

OUTSIDE

To the front the property benefits from a generous private tarmac driveway providing generous off-road parking for two cars whilst being enclosed by attractive stone feature pillars incorporating external lighting. Indian stone paved steps and pathway leading to the front and side. External lighting.

To the side there is access to the rear together with external lighting, security lighting and hot and cold water external taps.

To the rear the property benefits from a particularly attractive landscaped garden of good proportions including an established lawn together with an impressive timber decked seating area incorporating feature lighting together with modern glazed balustrading. Timber boundary fencing also including feature lighting. Timber garden shed. The rear elevation enjoys sunny westerly aspects.

COUNCIL TAX BAND

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

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.

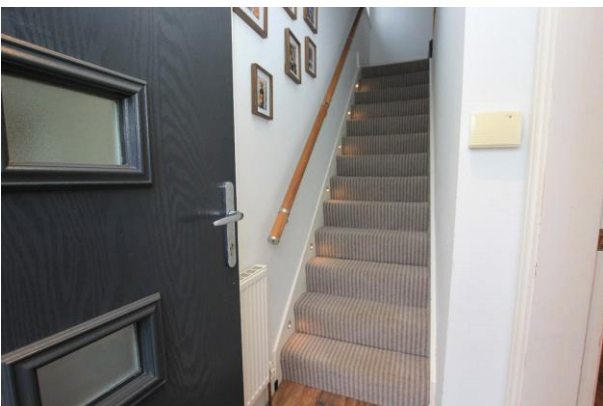
Tel: Skipton 799993

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.

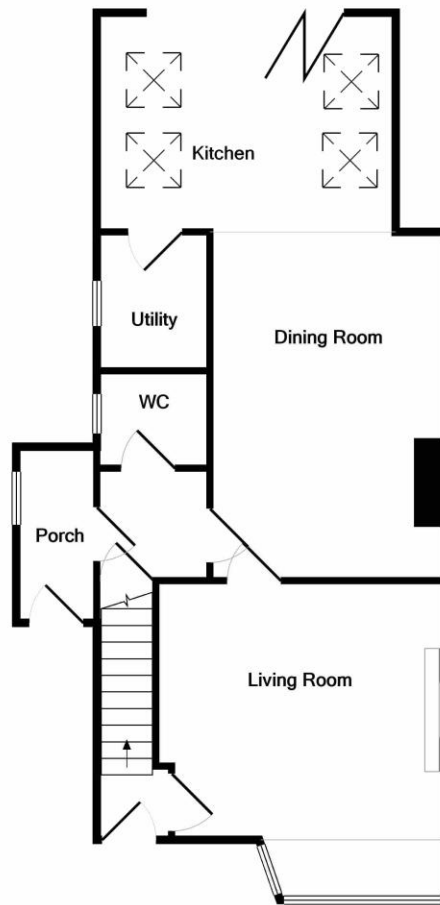
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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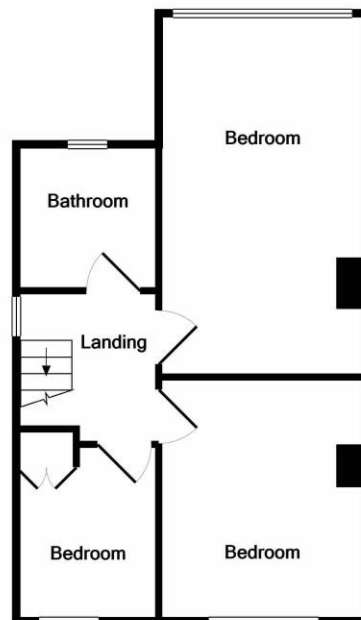
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







GROUND FLOOR



1ST FLOOR

Energy performance certificate (EPC)

9 Hurrs Road SKIPTON BD23 2JX	Energy rating C	Valid until: 10 February 2036
		Certificate number: 9191-3058-8202-7486-9200

Property type	Semi-detached house
Total floor area	104 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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.