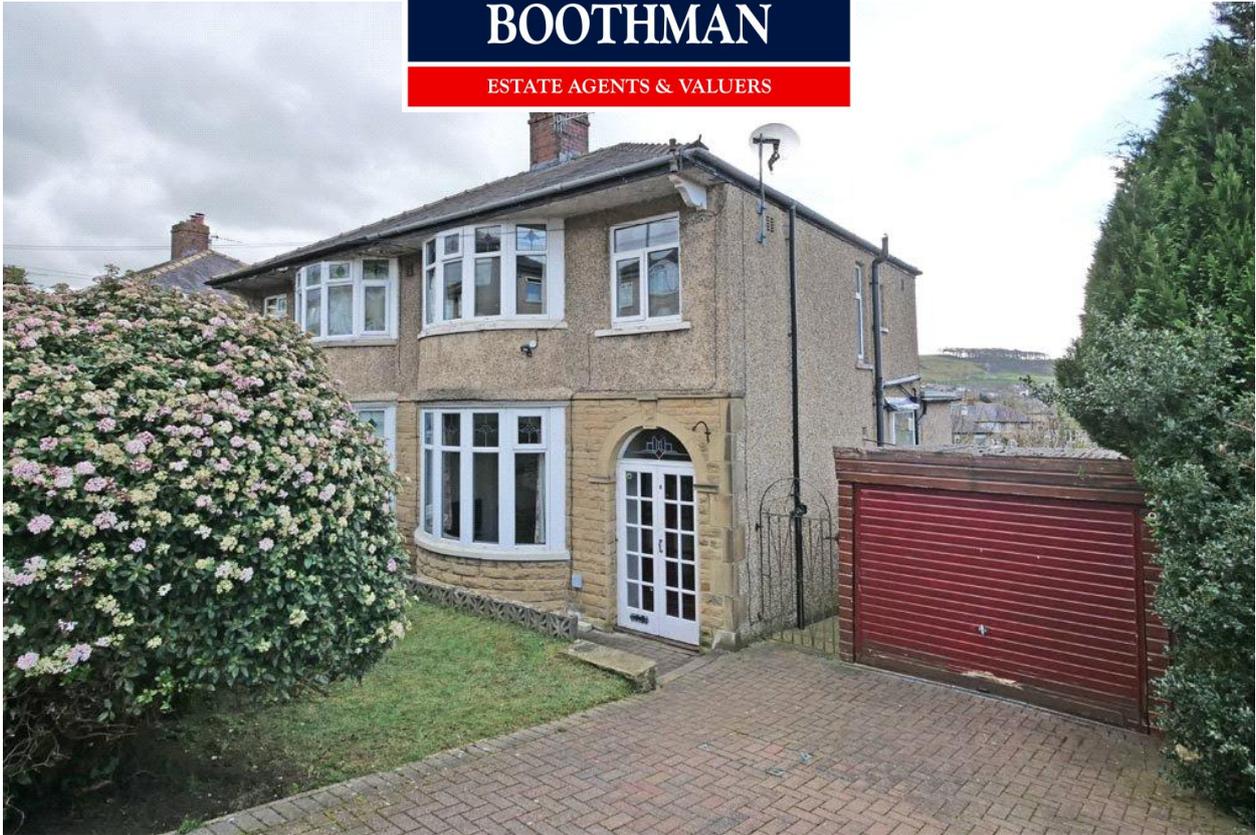


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



8 Regent Crescent, Skipton BD23 1BG  
Asking Price: £299,950



+ 3



+ 1



- No Forward Chain
- South Facing Large Rear Garden
- Three Bed Semi - Detached
- Private Driveway
- Detached Garage

This traditional three bedroomed 1930's semi-detached house stands in a generous south facing garden including a private driveway leading to a detached garage and is superbly situated in a well-respected residential area within walking distance of Skipton town centre amenities only circa half a mile away.



Including gas central heating together with UPVC sealed unit double glazing, the property offers very briefly – An entrance porch, an entrance hall, a dining room, a living room with fine long distance south facing views, a downstairs w/c and an extended fitted kitchen. Whilst on the first floor is a landing leading to three well planned bedrooms, a useful airing cupboard and a three-piece house bathroom comprising a shower over the bath. Externally there is a private block paved driveway leading to a detached garage. To the front is also a small lawned front garden area. The generous established south facing rear garden provides an attractive feature including lawns, small trees, and shrubs.

Surrounded by beautiful open countryside, the 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.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

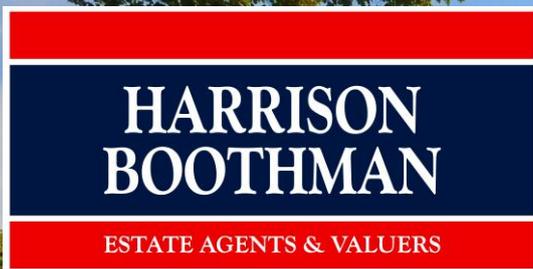
Certainly providing an increasingly rare opportunity for purchasers seeking to improve a home of this type entirely in accordance with personal choice, this very appealing property comprises in further detail:

#### ENTRANCE PORCH

With glazed front entrance door. Tiled flooring. Internal timber glazed door through to:

#### ENTRANCE HALL

Stairs leading to first floor landing. Understairs storage. Wood effect flooring. Central heating radiator.



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#### DOWNSTAIRS W/C

With a two-piece white suite comprising low suite w/c and hand wash basin. UPVC sealed unit double glazing. Wood effect flooring.

#### DINING ROOM

11'05" x 10'10" With UPVC sealed unit double glazed bay window. Curved central heating radiator. Wood effect flooring. Sliding double doors through to:

#### LIVING ROOM

11'11" x 11'05" With UPVC sealed unit double glazed bay window enjoying south facing views over the rear garden to the moors beyond. Central heating radiator. Timber fireplace with marble hearth and interior with electric fire. Wood effect flooring.

#### FITTED KITCHEN

17'05" x 7'06" (Both Maximum) With a range of fitted wall and base units incorporating granite effect worktop surfaces having tiled surrounds. One and a half bowl stainless steel sink and drainer unit. Freestanding electric oven with four ring ceramic hob and extractor over. Plumbing for an automatic washing machine. Dual aspect UPVC sealed unit double glazing enjoying fine south facing long distance views. Central heating radiator. Wall mounted gas boiler. Tiled flooring. UPVC sealed unit double glazed door leading to the rear garden.

#### FIRST FLOOR

##### LANDING

With spindle balustrade. UPVC sealed unit double glazing.

##### AIRING CUPBOARD

With UPVC sealed unit double glazing. Central heating radiator.

##### BEDROOM ONE

10'10" x 10'10" With UPVC sealed unit double glazed bay window. Curved central heating radiator.

##### BEDROOM TWO

12'02" x 9'09" With UPVC sealed unit double glazing enjoying fine long distance south facing views towards the moors. Central heating radiator. Built in wardrobe.

##### BEDROOM THREE

7'01" x 6'04" With UPVC sealed unit double glazing. Central heating radiator.

#### BATHROOM

Well-appointed three-piece cream suite comprising low suite w/, pedestal hand wash basin and fitted bath with thermostatic shower and glass shower screen. Partial ceramic wall tiles, contrasting floor tiles. UPVC sealed unit double glazing. Ladder central heating radiator in chrome finish. Recessed ceiling spotlights.

#### OUTSIDE

To the front of the property is a small lawned garden area and a private block paved DRIVEWAY leading to the:

#### DETACHED GARAGE

16'05" x 8'08" With up/ over door. Light and power.

There is a generous south facing rear garden providing an attractive feature and includes, lawn, small trees, shrubs, and a stone flagged patio enjoying fine long-distance views.

#### 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.

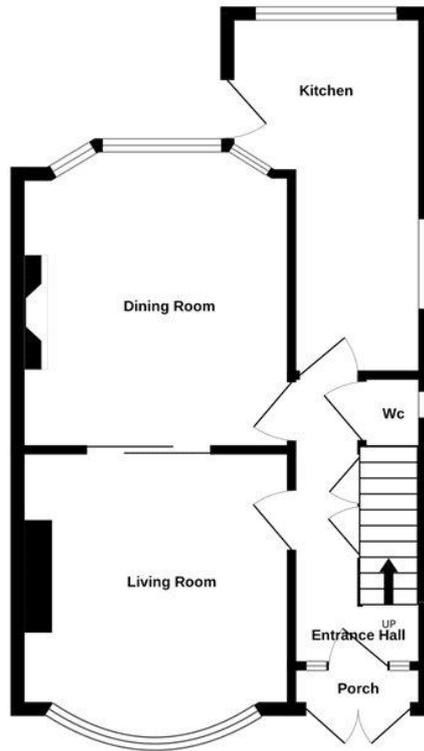
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

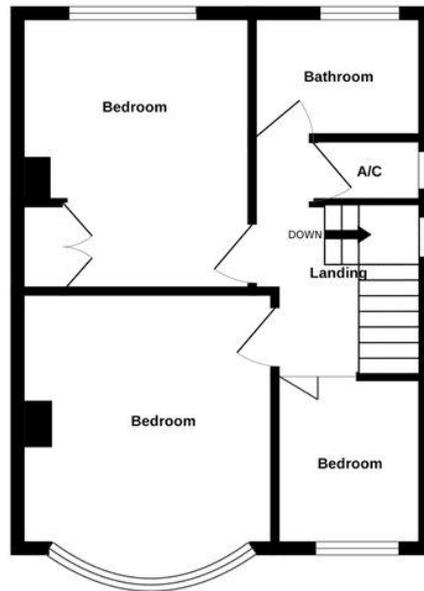




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

8 Regent Crescent  
SKIPTON  
BD23 1BG

Energy rating

**D**

Valid until: **11 March 2036**

Certificate number: **5900-8994-0922-1596-3763**

Property type: Semi-detached house

Total floor area: 83 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.  
Any prospective purchaser should satisfy themselves by inspection of the property.