

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



26 Tarn Moor Crescent, Skipton BD23
ILT
Asking Price: £399,000



+ 3



+ 1



- Well equipped 3 bedroom semi-detached property
- Prestigious location in the exclusive 'Raikes' residential area
- Spectacular long distance panoramic views at the rear towards countryside
- Inspection recommended

This well equipped and attractively improved traditional three bedroomed semi-detached house enjoys a prestigious location in the exclusive 'Raikes' area of Skipton close to beautiful open countryside whilst only circa three quarters of a mile away from town centre amenities. Excellent primary and secondary schooling are also nearby.



Commanding spectacular long distance panoramic views at the rear across the valley beyond fields, countryside and woodlands towards Embsay Crag, this very appealing home includes gas central heating, UPVC sealed unit double glazing, a security alarm, quality fittings and fixtures.

Very strongly recommended indeed for inspection, the property comprises briefly:

An entrance hall, a living room with a cast iron wood burning stove and a full width fitted kitchen and dining area - well equipped with a quality range of stylish contemporary units including built-in appliances. On the first floor are three bedrooms (one commanding spectacular long distance panoramic views at the rear across the valley beyond fields, countryside and woodlands towards Embsay Crag) and a stylish bathroom with a quality contemporary white suite including a shower to the bath. There is an established front garden and a private driveway which also extends along the side of the house including an EV charging point. There is an integral store place and a large integral garage - without vehicular access and with potential for conversion if required. The generous rear garden provides an attractive feature including lawn, bark beds, flowerbeds and bushes. The upper section of the rear garden commands superb long distance views.

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 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



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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, this superbly situated home comprises in further detail:

GROUND FLOOR

ENTRANCE HALL

With a substantial composite and sealed unit double glazed front entrance door. UPVC sealed unit double glazing. Central heating radiator. Security alarm control. Laminate oak flooring. Staircase to the first floor. Built-in store cupboard under stairs.

LIVING ROOM

14' x 13'2" (into bay) With a UPVC sealed unit double glazed half square bay window. Double central heating radiator. Fireplace recess with a substantial timber over mantle and a cast iron wood burning stove on a slate hearth. Laminate oak flooring.

FULL WIDTH FITTED KITCHEN AND DINING AREA

20'10" x 10'5" Well equipped with a quality range of stylish contemporary units providing contrasting granite effect worktop surfaces having tiled surrounds and a matching peninsular unit providing a breakfast bar including a recess for seating on one side. One and a half bowl composite sink and drainer with a pillar spray tap. Built-in Bosch double oven in stainless steel finish having a matching Bosch microwave above. Bosch four ring induction hob having an angled extractor hood above in a glass and stainless steel finish canopy. Integrated Hotpoint dishwasher. Double central heating radiator. Laminate oak flooring. Recessed LED ceiling spotlights. UPVC sealed unit double glazing providing spectacular long distance panoramic views at the rear towards fields, countryside, woodlands and Embsay Crag. UPVC and sealed unit double glazed stable type external door to the side elevation.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing.

BEDROOM ONE

11'8" x 10'2" With a UPVC sealed unit double glazed dormer window providing spectacular long distance panoramic views at the rear across the valley beyond fields, countryside and woodlands towards Embsay Crag. Central heating radiator.

BEDROOM TWO

11'2" x 10'2" With a UPVC sealed unit double glazed dormer window and a central heating radiator.

BEDROOM THREE

9'7" x 7'5" With a UPVC sealed unit double glazed dormer window, a central heating radiator and fitted wall cupboards.

STYLISH BATHROOM

With a quality contemporary white suite comprising a hand wash basin, a low suite WC and a panelled bath having a screen and a thermostatic shower. Full height wall tiling and contrasting floor tiling. UPVC sealed unit double glazed dormer window. Column central heating radiator. Fitted illuminated mirror. Extractor fan. Recessed low voltage ceiling spotlights.

OUTSIDE

There is an established front garden including lawn, a slate bed, a gravel bed, a pathway and a stone boundary wall.

A PRIVATE CONCRETED DRIVEWAY

Also extends along the side of the house. EV charging point. Integral store place.

INTEGRAL GARAGE

20' x 10' With an up/over door, windows, a pedestrian side access door, an electric light, electricity sockets and plumbing for an automatic washing machine. The garage does not have vehicular access although also offers potential for conversion.

The generous rear garden provides an attractive feature - including lawn, bark beds, flowerbeds and bushes. The upper section of the rear garden commands superb long distance views across the valley as previously described. Outside tap and lighting.

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: D

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.

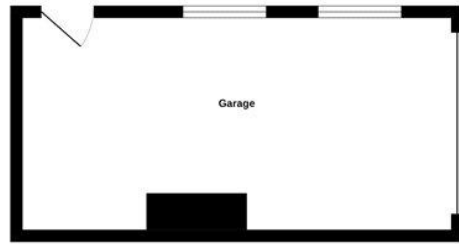
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

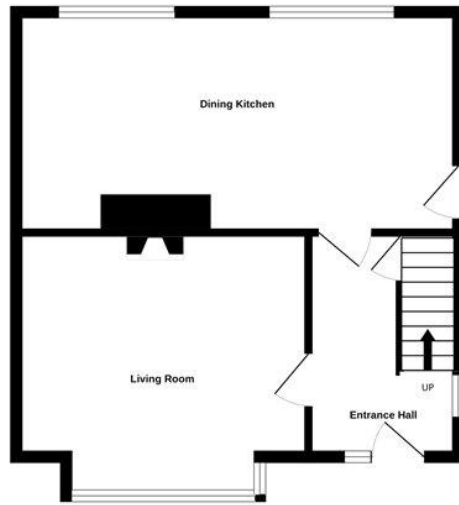




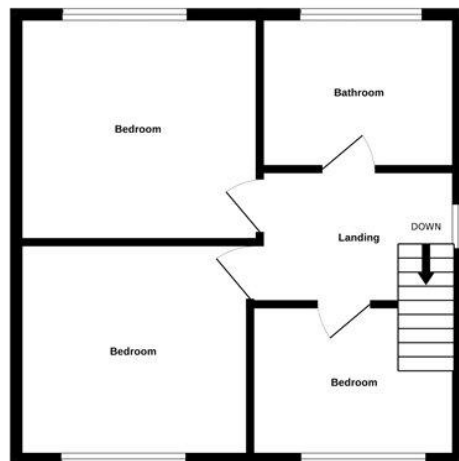
BASEMENT



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)

26 Tarn Moor Crescent
SKIPTON
BD23 1LT

Energy rating

D

Valid until: **17 September 2034**

Certificate number: **0380-2268-4410-2094-0265**

Property type: Semi-detached house

Total floor area: 87 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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.