

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



328 Moorview Way, Skipton BD23  
2TW  
Asking Price: £549,950



+ 4



+ 2



- Upgraded prestigious Detached home.
- Four Double Bedrooms.
- Refurbished Garden Room / Home Office.
- New interior doors and ceiling cornicing.

Significantly improved by its current owners, this beautifully presented, prestigious and superbly appointed four double bedroomed en-suite family sized detached property of distinction provides well planned living accommodation of exceptional merit. Constructed in accordance with the highest standards and a superior



specification during 2015 by the multi-award winning developers Verity & Co (formerly named Skipton Properties Ltd).

Including mains gas central heating, UPVC sealed unit double glazing, a security alarm system, an integral garage, high quality contemporary fixtures and fittings including upgraded new internal doors throughout, ceiling cornicing, bespoke made-to-measure curtains and window blinds, this truly stunning stone detached home enjoys a very pleasant position in the exclusive and extremely popular Eley Croft residential development which is situated close to open countryside towards the edge of Skipton, whilst only circa three quarters of a mile away from Skipton's town centre amenities and services.

Certainly providing an exciting opportunity, this highly desirable property is strongly recommended for internal inspection, offering briefly: An entrance hall, a cloaks/downstairs WC, a spacious living room with a multi-fuel cast iron stove and a superbly appointed full width family dining/living kitchen including quality contemporary white gloss units with built-in appliances and a separate utility room whilst on the first floor is a main bedroom including a dressing area and a stylish en-suite shower room together with three further double bedrooms and a luxurious house bathroom. There is an enclosed front garden and a private double width block paved private driveway also giving access to an integral garage. The well proportioned landscaped rear garden includes a lawn, stone flagged patios providing very pleasant sitting out areas, and a large detached garden room/home office which has recently been refurbished with a new roof, whilst also enjoying fine views towards surrounding countryside.

The central heating system is underfloor to the ground floor with radiators on the first floor and the property enjoys fine aspects at the rear.



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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 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 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 United Kingdom.

An internal inspection is highly recommended to fully appreciate this high specification home. This fantastic property is described in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With UPVC sealed unit double glazing and a substantial composite Regency style front entrance door also including leaded sealed unit double glazing. Ceiling cornices. Security alarm keypad. Attractive karndean flooring with underfloor heating. Staircase off to the first floor with a spindled balustrade. Built-in store cupboard under the staircase.

### CLOAKS/DOWNSTAIRS WC

Comprising of a contemporary two piece white suite including a back-to-wall WC and a pedestal hand wash basin. Extractor fan. Ceramic wall tiles. Recessed ceiling spotlight.

### SPACIOUS LIVING ROOM

19'6" x 10'8" A spacious living room with UPVC sealed unit double glazing. Ceiling cornices. Fireplace recess with a substantial timber lintel and a cast iron multi-fuel stove on a stone flagged hearth. Karndean flooring with underfloor heating. Quality oak veneered folding doors through to:

### FULL WIDTH FAMILY DINING/LIVING KITCHEN

27'3" x 10'7" (both maximum) Superbly appointed with a quality range of contemporary base and wall cupboard units having white gloss fronts with complementary black quartz worktop surfaces including ceramic tiled surrounds. Built-in one and a half bowl stainless steel sink with worktop drainer and a pillar tap. Built-in split level AEG double oven in stainless steel finish with a matching five ring gas hob having extractor hood above in a stainless steel finish chimney style canopy. Integrated dishwasher. Negotiable fridge/freezer. Integral wine rack. Karndean flooring with underfloor heating. UPVC sealed unit double

glazing also including matching French doors to the attractive rear garden which enjoys fine long distance views. Ceiling cornices. Recessed ceiling spotlights and down-lights beneath wall cupboard units.

#### UTILITY ROOM

9'4" x 4'6" With fitted base and wall cupboard units matching those in the kitchen. Contrasting worktop surface with a tiled surround. Stainless steel sink with drainer unit. Plumbing for an automatic washing machine. Karndean flooring with underfloor heating. Ceiling cornices. Recessed ceiling spotlights. Substantial composite and sealed unit double glazed external door. Access also to the integral garage.

#### FIRST FLOOR

##### LANDING

With spindled balustrades. Central heating radiator. Loft hatch access. The loft space is fully boarded providing ample storage solutions.

##### PRINCIPLE BEDROOM

17'3" x 12' (BOTH MAXIMUM) With UPVC sealed unit double glazing. Central heating radiator. Includes a dressing area. Fitted double wardrobe with sliding mirrored doors. Recessed ceiling spotlights. Fitted carpets.

##### EN-SUITE SHOWER ROOM

With a quality contemporary white suite comprising a low suite WC, a hand wash basin and a large shower enclosure having hand-held and overhead thermostatic showers. Contrasting ceramic wall tiling. Ladder central heating radiator in matt black finish. Shaver point. Vanity cupboard. Extractor fan. Recessed ceiling spotlights.

##### BEDROOM TWO

14' x 9'10" (including wardrobes) With UPVC sealed unit double glazing. Pleasant views towards surrounding countryside. Central heating radiator. Fitted double wardrobe including sliding mirrored doors. Fitted carpets.

##### BEDROOM THREE

12'9" x 8'1" UPVC sealed unit double glazing. Central heating radiator. Fitted carpets.

##### BEDROOM FOUR

11'10" x 9'6" With UPVC sealed unit double glazing. Central heating radiator. Built-in cupboard including the hot water cylinder. Woodgrain effect laminated flooring.

##### LUXURIOUS BATHROOM

With quality contemporary three piece white suite comprising a hand wash basin, a back-to-wall WC and a panelled bath having a screen and a thermostatic showerhead. Contrasting wall tiling. UPVC sealed unit double glazing incorporating privacy glass. Ladder radiator in chrome finish. Extractor fan. Recessed ceiling spotlights.

## OUTSIDE

There is an enclosed front garden including flowerbeds, bushes, artificial lawn and dry stone wall boundary. Private double width block paved driveway.

## INTEGRAL GARAGE

17'2" x 8'9" With a remote control sectional door, light, power, water and an Ideal gas central heating boiler.

The well proportioned landscaped rear garden includes level stone flagged patio areas providing very pleasant sitting out areas. Established lawn, fence and characterful stone wall boundaries. All whilst providing access to the:

## REFURBISHED TIMBER GARDEN ROOM/HOME OFFICE

16' x 10' With sealed unit double glazing. Light and power. Adjoining shed providing further external storage.

## 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.

Ref: MGLEDHILL25326

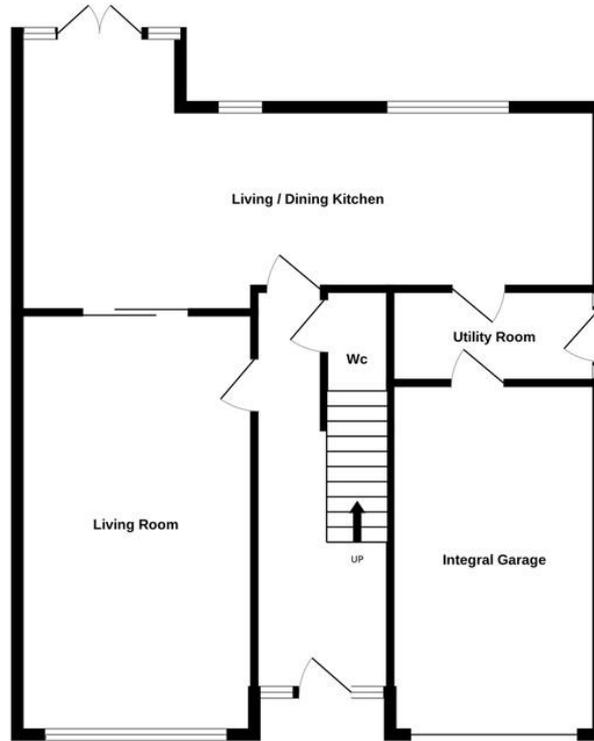
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



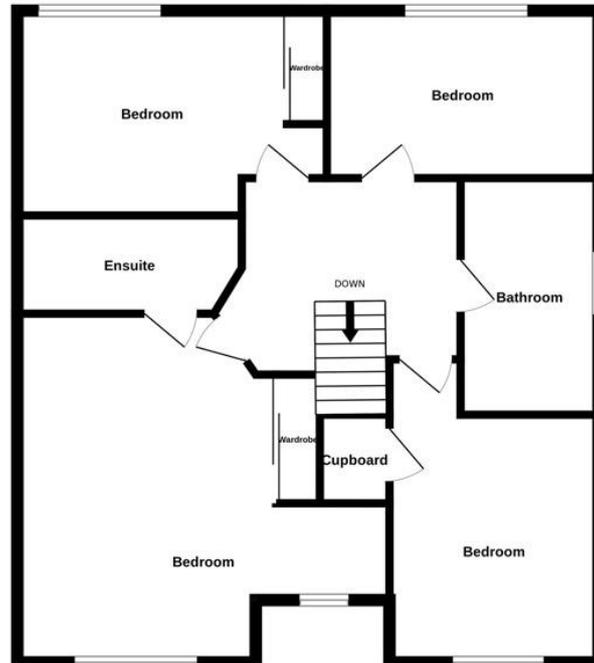




GROUND FLOOR



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)

328 Moorview Way  
SKIPTON  
BD23 2TW

Energy rating

C

Valid until: 24 March 2036

Certificate number: 0350-2115-3670-2526-7021

Property type	Detached house
Total floor area	135 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+	A		
81-91	B		82 B
69-80	C	79 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.