

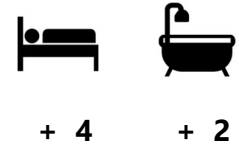
**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



48 Raikeswood Drive, Skipton, BD23 1LY

Asking Price: £499,000



- Four Bed Semi-Detached Home.
- Beautifully presented throughout.
- High quality bespoke Kitchen with Premium built-in appliances.
- Downstairs WC and Utility.
- Luxurious Bathroom and an En-Suite.
- Adjoining Garage.

This attractively improved and very well equipped traditional four bedroomed semi-detached house includes three first floor bedrooms together with a second floor bedroom accompanied by a contemporary en-suite shower room. The beautifully presented home enjoys a superb location in an exclusive cul-de-sac within the prestigious sought after 'Raikes' area of Skipton, only circa two thirds of a mile away from High Street amenities whilst excellent primary and secondary schooling are also with easy walking distance nearby.



Including mains gas central heating, UPVC sealed unit double glazing, high quality fittings and fixtures, this very appealing home will most certainly be of interest to a wide variety of purchasers. Strongly recommended for internal inspection, 48 Raikeswood Drive is briefly summarized:

An entrance porch. Reception hall. Spacious Living room. Well appointed stylish open plan fitted dining / kitchen including contemporary matt fronted units, veined quartz surfaces, and high quality built-in appliances. Utility room and a separate downstairs WC whilst on the first floor are three bedrooms and a luxurious house bathroom incorporating a quality contemporary white suite including a bath and a walk-in shower enclosure. Approached via an additional staircase on the first floor landing is a second floor primary bedroom with Velux windows, fitted wardrobe, bookshelves, and roof void store cupboards. Enjoying the benefit of an adjoining en-suite shower room. Outside there is an established lawned front garden and a private driveway giving access to a good sized adjoining garage including a workshop/store area at the rear. The attractive enclosed secluded rear garden includes lawn, bushes and a stone flagged patio providing a very pleasant sitting-out area.

The ever 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

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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.

Certainly providing an exciting opportunity, the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

With UPVC sealed unit double glazing including a matching front entrance door. Predominantly glazed hardwood inner door through to:

RECEPTION HALL

With UPVC sealed unit double glazed window. Central heating radiator. Staircase off to the first floor. Built-in store cupboard under the stairs.

LIVING ROOM

13'9" x 12'5" Ceiling coving. UPVC sealed unit double glazing. Central heating radiator. Fitted carpets.

OPEN PLAN FITTED DINING KITCHEN

18'8" x 13' Tastefully equipped with a range of contemporary fitted base and wall units in a matt finish providing contrasting veined quartz worktop surfaces with attractive chevron ceramic tiled surrounds. Concealed ambient lighting beneath wall units. Stainless steel sink. Smeg self-cleaning oven. Smeg grill. Four ring NEFF Induction hob. Integrated fridge / freezer. Integrated dishwasher. Built-in Bosch microwave. Wine racks. Recessed LED ceiling spotlights. Two UPVC sealed unit double glazed windows. UPVC sealed unit double glazed rear entrance door. Karndean flooring.

UTILITY ROOM

12'3" x 8'5" (Both maximum) With a range of base units including marble effect worktop surfaces having tiled surrounds. Stainless steel sink with drainer unit. Plumbing for an automatic washing machine. Central heating radiator. UPVC sealed unit double glazing. External doors to front and rear elevations. Vinyl flooring.

DOWNSTAIRS WC

With a two piece white suite comprising a low suite WC and a small hand wash basin. Contrasting partial wall tiling. Central heating radiator. Vinyl flooring.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazed window. Spindled balustrade. Fitted carpets.

BEDROOM TWO

14'1 x 11' UPVC sealed unit double glazed window. Long distance views towards the hills across the valley. Central heating radiator. Fitted carpets.

BEDROOM THREE

12'6" x 11' UPVC sealed unit double glazing providing views across gardens at the rear. Central heating radiator. Fitted carpets.

BEDROOM FOUR

9'4" x 6'9" UPVC sealed unit double glazing. Wonderful long distance views towards the hills across the valley. Central heating radiator. Built-in shelving above the stairwell.

LUXURIOUS BATHROOM

With a high quality contemporary four piece white suite comprising a bath including a shower to the mixer tap together with a hand washbasin over vanity cabinet, a low suite WC and a separate shower enclosure. Attractive contrasting wall tiling. UPVC sealed unit double glazing incorporating privacy glass. Matt black ladder central heating radiator. Recessed low voltage ceiling spotlights. Extractor fan. Ceramic tiled flooring.

SECOND FLOOR

An additional staircase from the first floor landing gives access to the:

PRIMARY BEDROOM

12'2" x 11'5" With Velux sealed unit double glazed windows. Fitted wardrobe. Fitted book shelving. Useful roof void store cupboards. Fitted carpets. Access to the:

EN-SUITE SHOWER ROOM

Providing a three piece suite comprising low suite WC, hand washbasin with vanity drawers underneath, and a corner shower cubicle with thermostatic chrome shower over. Chrome ladder radiator. Velux window.

OUTSIDE

There is a pleasant lawned front garden and a private tarmac driveway providing off road parking giving access to a:

GOOD SIZED ADJOINING GARAGE

25' x 8'4" Including a workshop/store area at the rear and with an up/over garage door, light, power, water and a rear pedestrian door.

Attractive and enclosed secluded rear garden including lawn, bushes and a flagged patio providing a very pleasant sitting-out area.

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.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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.

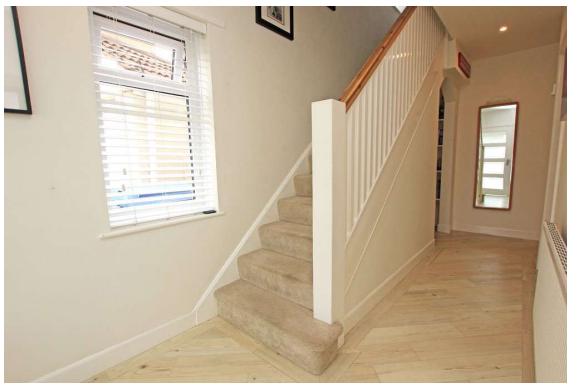
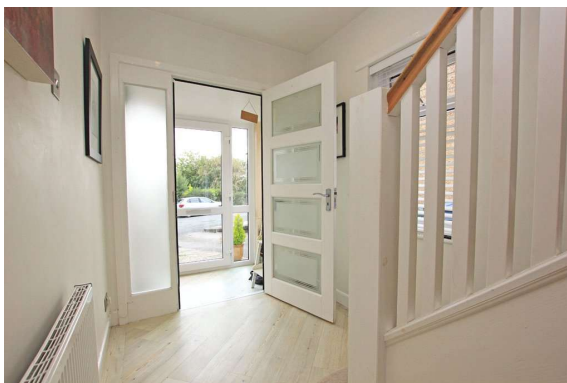
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Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements 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.

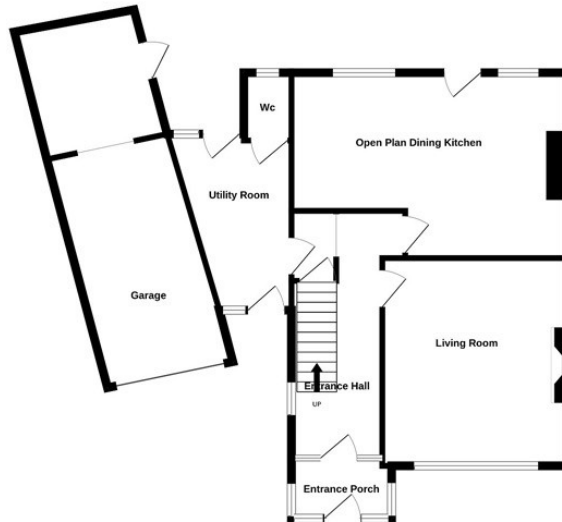
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

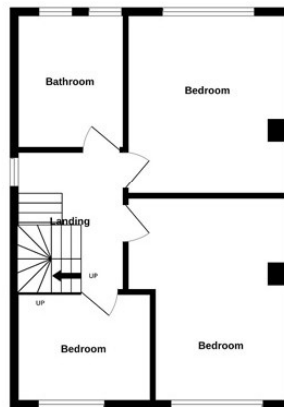




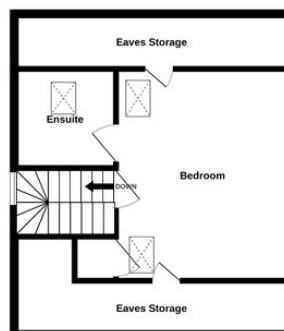
GROUND FLOOR



1ST FLOOR



2ND 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)

48 Raikeswood Drive SKIPTON BD23 1LY	Energy rating C	Valid until: 6 September 2036
		Certificate number: 0350-2283-5610-2106-5621

Property type	Semi-detached house
Total floor area	113 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	73 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.