



THE COACH HOUSE RAIKESWOOD DRIVE,
SKIPTON, BD23 1NA

£399,950


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



2 Bedroom House - Detached located in Skipton

Stunning detached home in a very popular residential area of Skipton. Close to all local amenities, the property provides scope to create the perfect home for yourself while currently having spacious two bedroom accommodation with far reaching views across countryside.

The historic town of Skipton provides comprehensive shopping and leisure facilities together with excellent primary and secondary schooling. Within 10 minutes drive of the Yorkshire Dales National Park, the town is close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds, Bradford & Lancaster/Carlisle and a daily service direct to London Kings Cross. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With gas-fired underfloor heating and UPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Storm Porch

Perfect place to take off your boots!

Entrance Hall

With two wall lights and access to both garages.

Rear Hall

Access to the rear patio.

WC

Two piece suite comprising; low suite wc and hand basin with tiled splashback. Chrome heated towel rail and wall light.

Utility Room

10'9" x 5'6"

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Plumbing for washing machine and space for a dryer.

First Floor

Landing

With return staircase.

Living Room

20'11" x 19'10"

Beautiful spacious room with long distance views over open countryside. Featuring two sets of patio doors, feature fireplace and spotlighting.

Kitchen

8'10" x 7'3"

Range of wall and base units with laminate worktop, stainless steel sink unit and tiled splashback. Space for fridge freezer, double oven, space for slimline dishwasher, ceramic hob and extractor fan. Vinyl flooring and spotlighting.

Bedroom One

10'11" x 10'9"

Double room with large fitted wardrobes and spotlighting.

Bedroom Two

10'9" x 9'7"

Double room with large fitted wardrobes and shower cubicle with electric shower over. Spotlighting.

Bathroom

Three piece suite comprising; low suite wc, hand basin and panelled bath with shower attachment over. Fully tiled walls, chrome heated towel rail and Velux window.

Outside

The front of the property will be accessed via a shared driveway which will splay off into a private driveway with parking for 2/3 cars.

To the rear of the property there is a lovely Indian stone paved seating area with long distance views over open countryside.

Planning

The drive outside the boundary of The Maples will be replaced by tarmac with small stone edging walls, this work is planned to commence 15.09.2023. The area inside the boundary will be finished in block paving to match the existing (replacing some of the stone flags near the corner of the building and grading in the levels). The gate pillars and also the small area of block paving within The Maples Boundary providing access to The Coach House will remain in the ownership of The Maples, and maintenance of this access will be the responsibility of The Maples. The parking for two cars will be delineated by a steel estate fence (in black).

The garages have planning approval to convert into living space. See planning number 2022/24411/FUL on the Craven District planning portal for full information.



Council Tax & Tenure

Council Tax Band: A

Tenure: Freehold

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

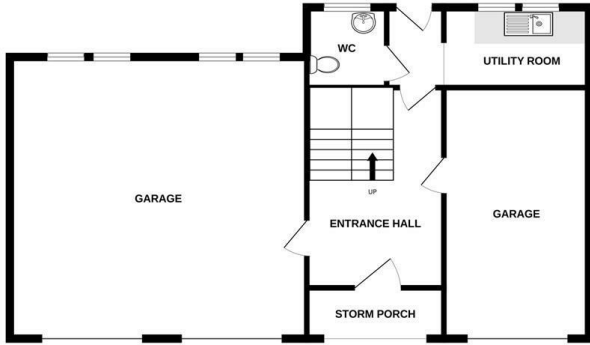
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

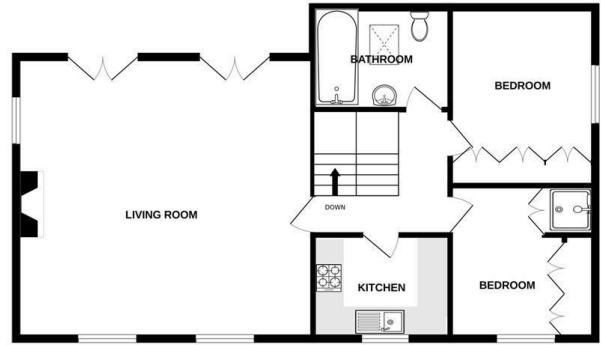
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



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.
Made with Metropix ©2023

Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01756 799163

sales@carlingjones.co.uk

<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.