



6 RAIKES AVENUE, SKIPTON, BD23 1LP

£650,000



This prestigious, spacious and well equipped individual Edwardian semi-detached house provides family sized five double bedroome ensuite accommodation of exceptional merit standing in delightful gardens whilst superbly situated in an exclusive location just off Raikes Road. This outstanding property is only a few minutes walking distance away from Skipton town centre amenities with excellent primary and secondary schooling, the Leeds/Liverpool canal and the railway station also nearby.

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 central heating and original timber framed glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

A commanding space with sweeping staircase leading to the first floor. Original features including; deep ceiling coving, picture rail and dado rail. Built-in storage cupboards, understairs store and radiator.

Sitting Room

14'11 x 14' plus bay

Original cast iron open fire with tiled hearth and white painted mantel. Deep ceiling coving, picture rail and radiator. Arched opening through to;

Study Area

14' x 5'10

Built-in sideboard, picture rail, deep ceiling coving and radiator.

Dining/Living Room

16'5 x 11'6

Gas coals effect fire with tiled surround, hearth and white painted timber mantel. Picture rail, deep ceiling coving and radiator. Double doors beautifully leading onto the garden.

Breakfast Kitchen

16'5 x 11'6

Range of wall and base units. complementary worktop and stainless steel sink unit. Gas Aga and picture rail.

Utility Area

8'11 x 5'10

Range of wall units, complementary worktop and plumbing for a washing machine. Large walk-in pantry with cold stone slab.

First Floor

Landing

Large landing with built-in cupboards and radiator.

Bedroom One

14'4 x 13'3

Large double bedroom with original cast iron ornamental fireplace with tiled hearth and white painted mantel. Hand basin, picture rail and radiator.

Bedroom Two

15'11 x 10'3

Book shelf neatly fitted into fireplace, picture rail and radiator.

En Suite

Three piece suite comprising; low suite wc, hand basin and double shower cubicle with thermostatic shower over. Partly tiled walls and floor, built in storage cupboards, radiator and spotlighting.

Bedroom Three

14'4 x 7'11

With built-in cupboards and desk/dresser, picture rail and radiator.

Bathroom

Four piece avocado suite comprising; low suite wc, hand basin, bidet and bath with thermostatic shower over. Part tiled walls, vinyl flooring, radiator and airing cupboard housing hot water tank.

WC

Low suite wc and radiator.

Second Floor

Landing

Built-in cupboard and skylight.

Bedroom Four

15'1 x 7'7

Radiator.

Bedroom Five

12'6 x 7'10

With Velux window and radiator.

Outside

Garage

20'5 x 10'1

With up-and-over door and electric.

Garden

To the front of the property there and long driveway with parking for 3+ cars plus a well maintained lawn and mature planted borders.

To the rear of the property there is a southerly facing garden with a large paved patio area leading to a level lawn. Two outhouses with one having a working wc.



Council Tax & Tenure

Tenure: Freehold

Council Tax Band: G

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

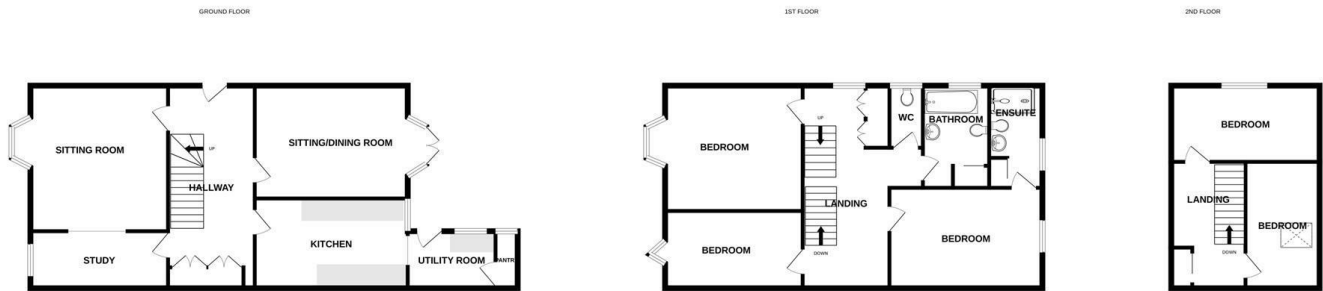
Agents Notes & Disclaimer

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



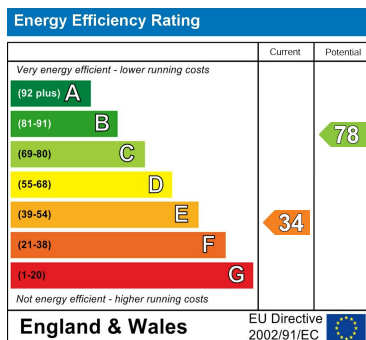


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

G

Energy Performance Graph



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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.