

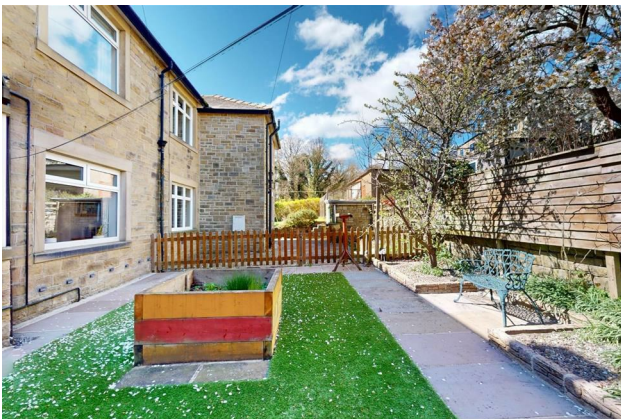
HUNTERS®

EXCLUSIVE

Botherby Wood, Skipton

Price £499,500

Property Images



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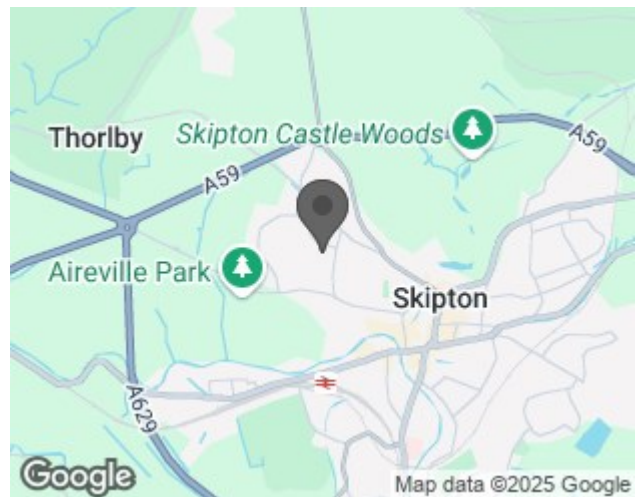
EXCLUSIVE

Property Images





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Nestled in the charming Botheby Wood area of Skipton, this attractive semi-detached house from the 1920s offers a delightful blend of character and modern living.

Situated in an exclusive cul-de-sac within the prestigious 'Raikes' residential area, the property is conveniently located just two-thirds of a mile from the bustling town centre, making it an ideal choice for those seeking both tranquility and accessibility.

As you approach the home, you are greeted by a delightful & well maintained front garden, which enjoys plenty of sunshine, along with a raised sun terrace also providing an approach to the front door. Additional garden space and parking are conveniently located across the lane, while the enclosed rear garden provides a private outdoor retreat.

Upon entering, you will find a welcoming reception hall that leads to a light and generously sized living room, perfect for relaxation and entertaining. Glazed sliding doors connect this space to an equally impressive dining room, creating a seamless flow for gatherings. The kitchen, located at the rear of the house, has a range of fitted units, and with a gas hob with extractor canopy over, and fan oven. Also having a door onto the rear garden and garage, enhancing the connection between indoor and outdoor living.

The first floor boasts two well-proportioned double bedrooms, both equipped with fitted furniture, alongside a single bedroom and a modern shower room. For those in need of extra space, an attic room on the second floor offers versatile options for use as a study, playroom, or additional storage. This space was added to the original build specification to be used as a nanny's bedroom.

Completing this wonderful property is a tarmac driveway that accommodates parking for three to four vehicles, leading to a single garage. This home is a perfect blend of comfort, style, and practicality, making it an excellent opportunity for families or those looking to settle in a desirable area of Skipton.

All main services are connected.

On-Line-Bullet-Points

- **A superb example of 1920's design & construction.**
- **Set in a very desirable location just**
- **10 minutes walk from the centre**
- **2 good sized reception rooms**
- **Fitted kitchen and ground floor WC**
- **Substantial outside space & parking**
- **3 bedrooms and scope for 4**
- **A handsome property in delightful gardens**