

# HUNTERS®

HERE TO GET *you* THERE

**Oakleigh, 78 Raikes Road, Skipton, BD23 1LS**

**Price £1,200,000**

Property Images



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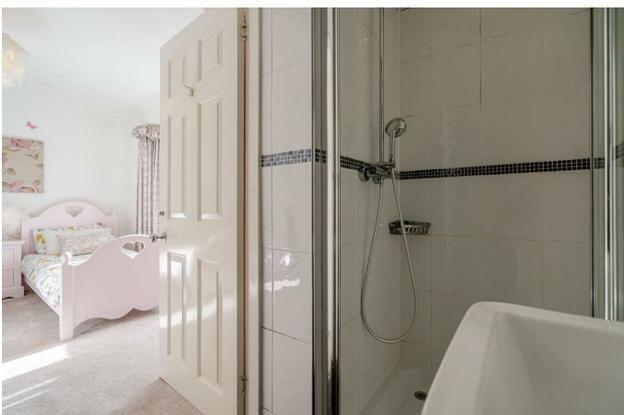
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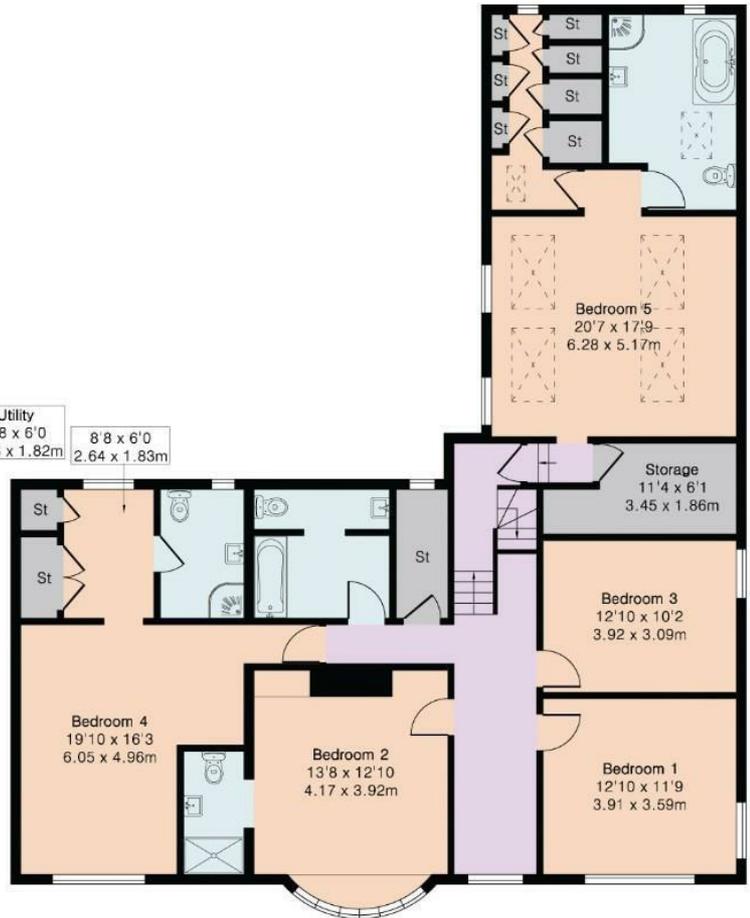


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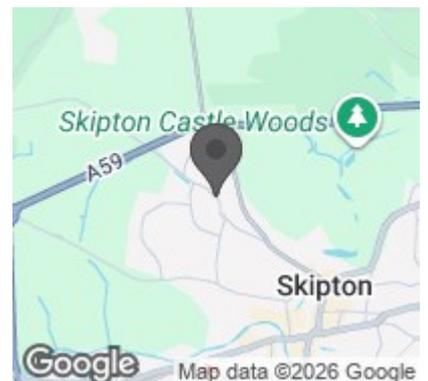
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



A rare opportunity to purchase a substantial family home in the Raikes area of Skipton.

Superbly maintained & presented, this beautiful home is handy for town and the highly regarded Grammar Schools, as well as commuting to the business centres of Leeds & Manchester.

Offering over 3400 square feet of well planned living space and including a superb open plan living-dining-kitchen area, opening out onto the gardens.

One of the finest detached properties in Skipton and certainly to come onto the market in recent times. Offering an increasingly rare opportunity to purchase a spacious family home in the sought after Raikes area of the town.

Having been refurbished, modernised and lovingly maintained, and offering over 3400 sq. ft. of living accommodation. Featuring a superb open plan everyday living space to include a living-dining-kitchen which in turn leads to a spacious garden / family room onto the rear gardens, and with two further reception rooms, five double bedrooms and four bath / shower rooms. Boasting attractive gardens to both the front and rear of the property, along with a large single garage and ample driveway parking.

A welcoming RECEPTION HALL with original staircase, oak flooring, period style radiators, and providing a warm and welcoming approach to the reception rooms. Off from the reception hall there is a good sized CINEMA / FAMILY ROOM featuring a period-style fireplace incorporating a contemporary dog grate with coal affect gas fire. Having a large double glazed window to the front overlooking the attractive gardens, further window to the gable and finished with high quality wall coverings. The SITTING ROOM is also of good proportions and with a feature bay window providing a pleasant outlook and with curved radiator below. Centred around a multi-fuel stove on a slate hearth with oak mantel and with further natural light from a large window looking on to the rear gardens.

The UTILITY ROOM offers space and plumbing for a washing machine, has a larder cupboard, and with good natural light from a window with views onto Skipton Moor, and a door on to the side gardens. The CLOAKROOM is modern and handy for dining guests and from the garden.

The LIVING-DINING-KITCHEN features an extensive range of ultra-modern base and wall units with quartz worktops over and a super-sized centre island with Corinth breakfast bar and feature lighting. A full range of quality integrated appliances, range cooker, further fan oven, and a multi-function microwave oven make cooking and baking a breeze. Enjoying long-distance views onto Skipton Moor from two large windows, and having a full height window and a pair of sliding patio doors open on to the rear sun terrace and gardens, making this a very light every-day living space. There is a useful home office just off the dining area.

The SPACIOUS GARDEN ROOM is set to the rear of the property and approached from the living-dining-kitchen. Having double glazed windows to three elevations, French doors opening on to the gardens and with sun reflecting glass roof and built-in recessed lighting. Being centrally heated and providing a further family space, and with superb long-distance views on to Skipton Moor.

To the LANDING, the original staircase has a return balustrade and with good natural light from a leaded window looking over the front gardens to some pleasant long-distance views and with a walk-in boiler room providing space for linen.

There are 5 DOUBLE BEDROOMS to the first floor, including a large principal bedroom with an excellent range of fitted bedroom furniture and with good natural light from four Velux windows and two further windows. In addition, there is a 'HIDDEN DRESSING ROOM with a range of fitted wardrobes, and a spacious 'HIDDEN' EN-SUITE / WET ROOM

The GUEST-SUITE is again of excellent proportions being a large double bedroom with open plan DRESSING ROOM and EN-SUITE SHOWER ROOM. There are 3 FURTHER DOUBLE BEDROOMS, one of which is has an EN-SUITE; and the remaining two, share the modern HOUSE BATHROOM. All three have ample space for a king-sized bed, fitted or free-standing furniture, and enjoy a pleasant outlook.

Outside; to the front of the property there are attractive and well-maintained gardens laid mainly to lawn along with a double width drive leading to a one and a half width garage having remote controlled up and over door with ample space for work benches and shelving, also having a utility sink and cupboard area. With some delightful long-distance views from the front gardens across town on to Skipton Moors. To the rear of the property and approached down either side there are good sized and well presented enclosed gardens offering a good level of privacy and being laid mainly to lawn. With hedging to the boundaries and with some attractive long-distance views across town onto Skipton Moor. Adjacent to the garden room, a stone flagged al fresco dining area and with steps leading through well stocked borders down on to a lower level flagged patio leading out directly from the living-dining-kitchen and also providing access to the rear of the garage.