



Rotherwood, The Avenue, Threshfield, Skipton, BD23 5BT

A commanding Edwardian six bedroomed semi-detached house set over three floors, offering fabulous family accommodation. With quality fixtures and fittings, coupled with a generous driveway, double garage and an outstanding manicured garden to the rear.

32 Sheep Street, Skipton, BD23 1HX

Tel: 01756 701010

Email: skipton@dacres.co.uk



Rotherwood, The Avenue, Threshfield, North Yorkshire, BD23 5BT

Harrogate 24 miles, Skipton 9.5 miles, Leeds 36 miles (all distances approximate)

Guide Price: £725,000

- Six bedroom Edwardian home
- Two elegant reception rooms
- Amazing kitchen diner with garden access
- Spacious living accommodation throughout
- Superb rear garden
- Over three floors
- Private drive
- Double garage
- Envious location within Threshfield



Enter through a wood and glass panel door into a hallway with wooden floor, panelled walls, elegant staircase leading to the first floor and providing access to all principal rooms.

Into the living room with triple aspect double glazed windows, a wood burning stove set into a stone fireplace, picture rails, cornicing to the ceiling and French doors leading out to the rear garden. The formal dining room with a half bay window to the front, a stove with a fireplace surround and stone hearth, picture rails and cornicing to the ceiling. Off the hall is access to a two piece suite with low flush w.c., pedestal wash hand basin, half panelled walls, wood effect floor and access to a utility cupboard housing the washer and boiler.

The extended kitchen diner offers a selection of Country style cream units with solid Oak worktop surfaces over, a composite Franke one and a half sink with drainer, an electric Aga range, induction hob, separate Stoves electric oven and integrated dishwasher. Open to the dining area which has two Velux windows and French doors leading out to rear. A utility room provides a sink, space for a washing machine/dryer, heated towel rail, window and a stable door to the rear.

To the first floor with stone mullioned double glazed window providing views over fields to the front. Into the master bedroom with a double glazed window to the front, a walk-in wardrobe and en-suite. The ensuite comprises of, a low flush w.c., pedestal wash hand basin, shower cubicle with rain hood and attachment, chrome heated towel rail and a window to the side. The next bedroom has two windows, one to the side and one to rear providing fabulous views of

the garden and beyond. The next bedroom is to the rear with built-in storage cupboards and double glazed windows providing views over the garden and Wharfedale. The fourth bedroom is to the front with a double glazed window, with views towards Upper Wharfedale school. The Family bathroom includes a bath with shower over and glass shower screen, a pedestal wash hand basin, low flush w.c., shower cubicle and a double glazed window.

The impressive landing has a further staircase leading to the second floor where there are two further bedrooms. The first currently used as an office with under eaves storage, a Velux window and a further window to the side providing views towards Grassington. The final bedroom has under eaves storage and a dormer window providing views of the delightful garden. The landing has eaves storage and a low flush w.c., to one side with a corner wash hand basin. A separate shower room is to the opposite side with a walk-in shower cubicle.

Externally, Access is from The Avenue which is a private road off Wharfeside Avenue. To the front is a gravel driveway which also extends to the side of the house providing parking for approximately four cars. A pathway leads to the front door and there is small lawned area with decorative trees and bushes. To the rear is the double garage with power, light, personal side door, window to the rear and a pair of up and over doors to the front. To the rear is a fabulous tranquil space with an Indian Stone patio seating area which stretches into extensive lawns, well stocked borders to both sides, a central feature tree and a meandering path leads to a large summerhouse.

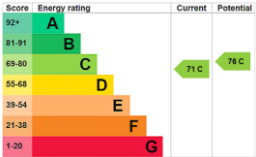
Floorplans



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Contact us



01756 701010



skipton@dacres.co.uk

Directions

Entering Threshfield from Skipton, proceed over the bridge up the hill and turn right after the 'Old Hall Inn' in the direction of Grassington. Upper Wharfedale School will be seen on the left hand side, take the next left-hand turning onto Wharfedale Avenue. Follow the private road down taking a left onto The Avenue where the house will be found on the right identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words outlines.chugging.upgrading

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage. Domestic heating is from a gas fired boiler
- Parking and a double garage is on site
- The property is located in The Yorkshire Dales National Park
- The Avenue to the front of the property is a bridleway and has public access, but there is no public access within the gardens and plot of the property itself.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SKI090623MIK/03.06.26/2