DACRE, SON & HARTLEY
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3 Rockwood Gardens, Skipton, North Yorkshire, BD23 1FW

A modern four bedroomed detached property sat in a exclusive cul-de-sac location with a southerly facing rear garden. With en-suite, family bathroom and a good sized kitchen diner with good access to the rear garden, utility, w.c. and integral single garage. This is a family home of quality.

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3 Rockwood Gardens, Skipton, North Yorkshire, BD23 1FW

Harrogate 24 miles, Ilkley 11 miles, Leeds 28 miles (all distances approximate)

Guide Price: £650,000

- Four bedrooms
- Open plan kitchen diner
- Spacious living accommodation throughout
- Enclosed garden
- Private drive and garage
- Bathroom and ensuite
- Enviable location within Skipton







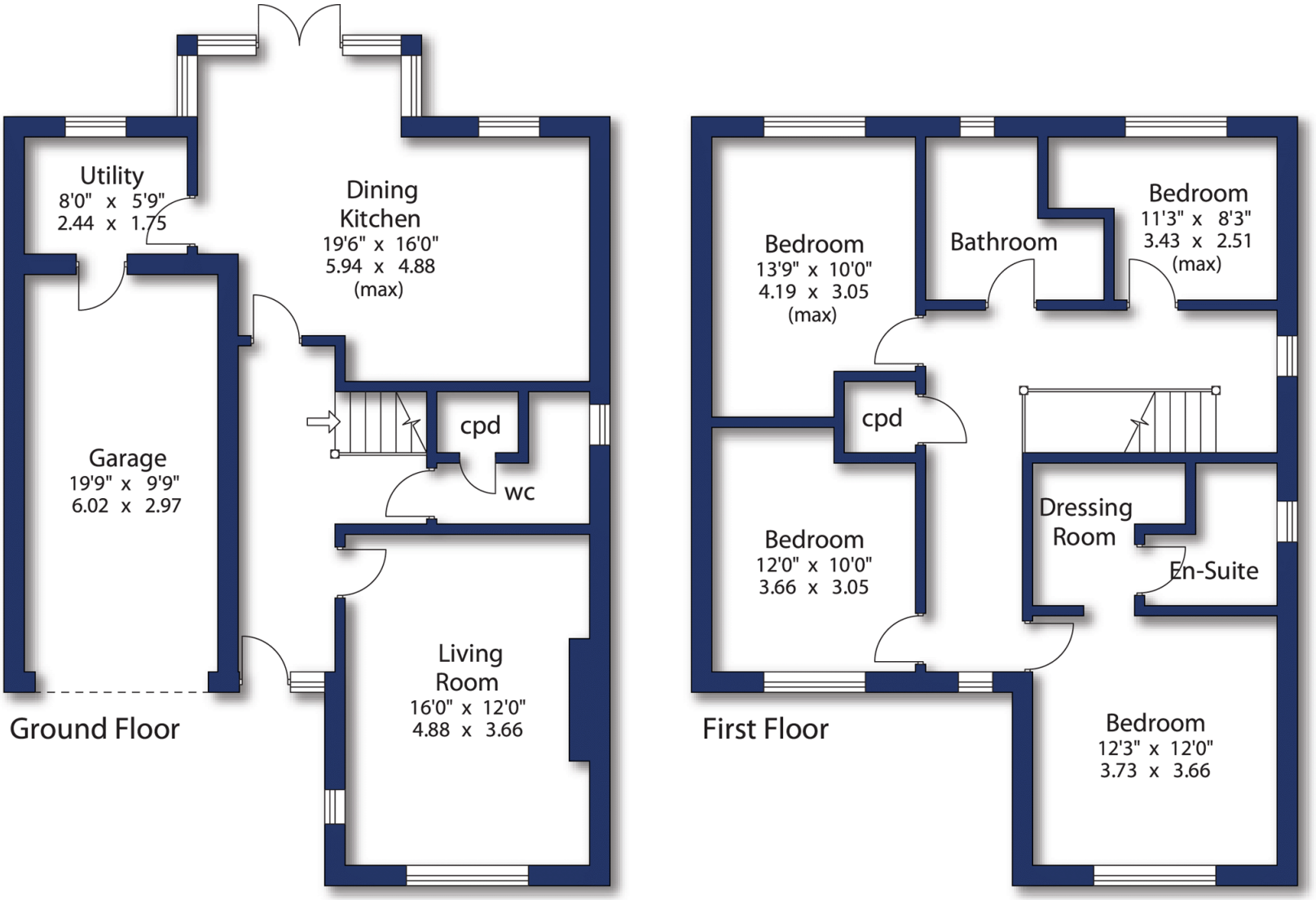
General remarks

From the smartly presented entrance is a hallway with, wood flooring, superb fitted coat and storge area and seating. from here a cloakroom with two piece suite, concealed cistern toilet, hanging wash basin, under stairs storage cupboard and window to the side. The living room is to the front and has a window and wood burning stove. At the rear a well thought out kitchen diner runs most of the length of the rear of the house, comprising, wall, drawer and base units with marble tops over, sunken Belfast sink, space for a range cooker with extractor above, integrated dishwasher, fridge and freezer, window to the rear. Then a pair of patio doors set in a bay lead from the dining area to the rear garden. From here the utility room has base units, concealed boiler, marble tops stainless steel sink, window to the rear, a door to the side and one accessing the integral garage. The ground floor has under floor heating. The garage has a remote door power and light.

First floor landing with loft access via a pull down ladder, window to the side and front along with a useful storage cupboard. Master bedroom with window to the front, radiator, open to the dressing room with hanging, drawers and shelving, from here the ensuite has a three piece suite with oversized shower cubicle, rain hood and attachment, concealed cistern toilet and vanity wash basin, tiled floor and heated towel rail. Two further similar sized bedrooms have opposite aspects with a window and radiator in both. The family bathroom has four piece suite with bath, oversized shower cubicle, rain hood and attachment, concealed cistern toilet and vanity wash basin, tiled floor and heated towel rail. The final bedroom is also a double in size and has an aspect and window to the rear.

A southerly facing rear garden has an Indian stone patio area for entertaining, then a few steps take you to the lawned area below. This fully fenced space has water and electric points and accesses to the front of the house. At the front a small border and a resin driveway leads to the garage.

Floorplans



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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Directions

On leaving the centre of Skipton, take Gargrave Road, passing the Grammar Schools on the right hand side. On reaching the mini roundabout, take the right turning onto Rockwood Drive. Follow the road up taking the second right into Park Wood Close, then follow the road round taking the left into Rockwood Gardens where the property is at the end of the cul de sac on the left marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words outermost.bids.catchers

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold – Timber frame construction
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired system with under floor heating to the ground floor
- Parking and a garage are on site.
- The property has a covenant not to change the front visual of the house
- The remainder of the New build certificate is in place

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.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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.

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