



53 Hepworth Way, Skipton, North Yorkshire, BD23 2UH

A substantial and extremely well-presented four bedroom detached family home, offering good sized accommodation over three floors, set within this popular development on the fringe of Skipton town centre, along with superb views, private gardens, parking and garaging. NO ONWARD CHAIN

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53 Hepworth Way, Skipton, North Yorkshire, BD23 2UH

Ilkley 10 miles, Harrogate 23 miles, Leeds 27 miles (all distances approximate)

Guide Price: £525,000

- Four bedroom detached family home
- Open plan living/dining/kitchen area
- Spacious accommodation over three floors
- Fully enclosed private garden
- Detached garage converted into a home gym
- Off street parking
- Superb long distance views
- Envious location within Skipton
- No onward Chain



General remarks

On entering the property from the front elevation, through into the spacious entrance hallway with wood effect flooring to the entirety of the ground floor which also includes electric underfloor heating, useful understairs storage cupboard and staircase leading to the first floor accommodation with oak and glass balustrade. Off the hallway, there is a ground floor two piece suite in white comprising of a low flush w.c., pedestal hand wash basin, partially tiled walls, towel rail and window to the side. Following the property through into the sizeable living room, with stunning open views of the nearby countryside, the lovely feature of a cast iron woodburning stove with timber lintel above and set within a stone flagged hearth, flowing into the open plan kitchen dining area. This area is presented to a high specification, fitted with an array of base, wall and drawers units with contrasting granite worktops over and additional breakfast bar, one and a half bowl stainless steel sunken sink, integrated double electric oven, five ring gas hob with extractor fan above, fridge/freezer, dishwasher and plumbing for a washing machine. The gas combination boiler is also located to the corner of the kitchen. From the living room, is the sun room located to the rear, including two Velux windows allowing for an abundance of natural lighting and French double doors providing access to the private garden.

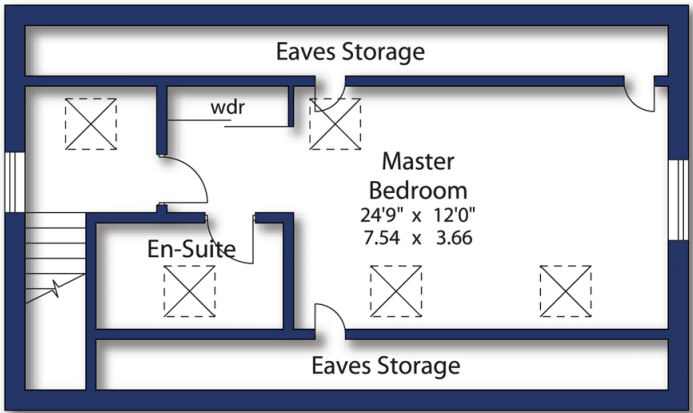
To the first floor landing with window looking out to the front of the property, allowing you to appreciate the long distance open views, storage cupboard housing the hot water cylinder and matching staircase providing access to the second floor. Bedroom two is to the rear with fitted sliding mirrored wardrobes and en-suite shower room with modern three piece white suite comprising of a walk in shower cubicle with rainfall shower and glass screen, hand wash basin, low flush w.c., extractor fan and chrome towel rail. Bedroom three is again to the rear and of a good size with window to the

side elevation. Bedroom four is to the front, with superb long distance views, currently set up as a working from home office space by the present owner. The house bathroom, fitted to a high quality, with three piece suite in white comprising of a panelled bath with shower over, hand wash basin, low flush w.c., chrome towel rail and extractor fan.

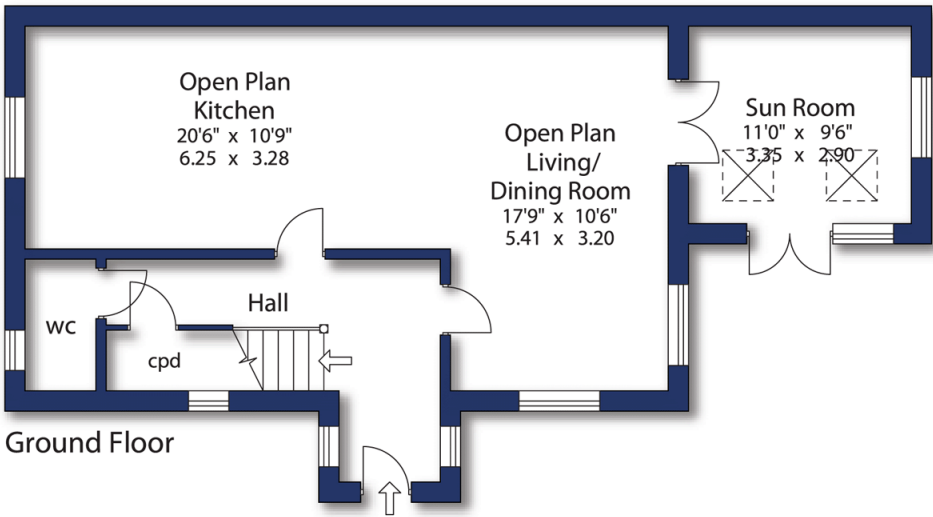
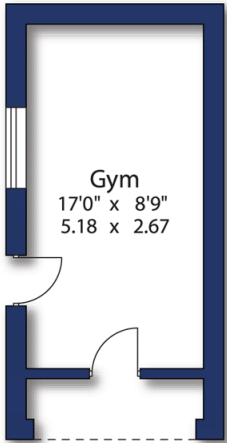
Continuing up to the second floor landing with window offering lovely open views and Velux window providing further natural lighting. Into the master bedroom suite, with built in fitted wardrobes, three Velux windows and access into the eaves to both sides for additional storage areas. The en-suite shower room, fitted again to a high specification, with three piece suite in white comprising of a hand wash basin, low flush w.c., oversized walk in shower cubicle with rainfall shower and glass screen, chrome towel rail and Velux window.

Externally, the property offers a stone flagged front garden area with mature bushes leading to the side elevation which offers a level and good sized lawned garden area, bushes and small trees. Off street parking is available via the block paved private driveway. To the rear is the private and enclosed garden with well presented lawned area, mature bushes and Indian stone flagged patio area offering ample outdoor seating area. The present owner has converted the detached garage into a home gym, with power and lighting facilities, wood effect flooring, window to the side and access to the boarded loft space via a drop down ladder. There is also a door allowing access to a smaller storage area to the front of the garage.

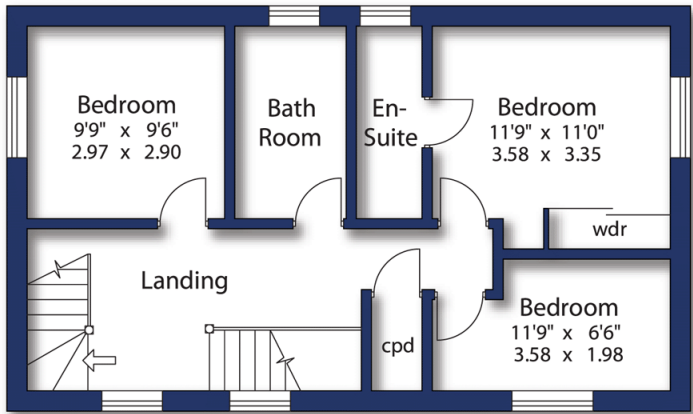
Floorplans



Second Floor



Ground Floor



First Floor

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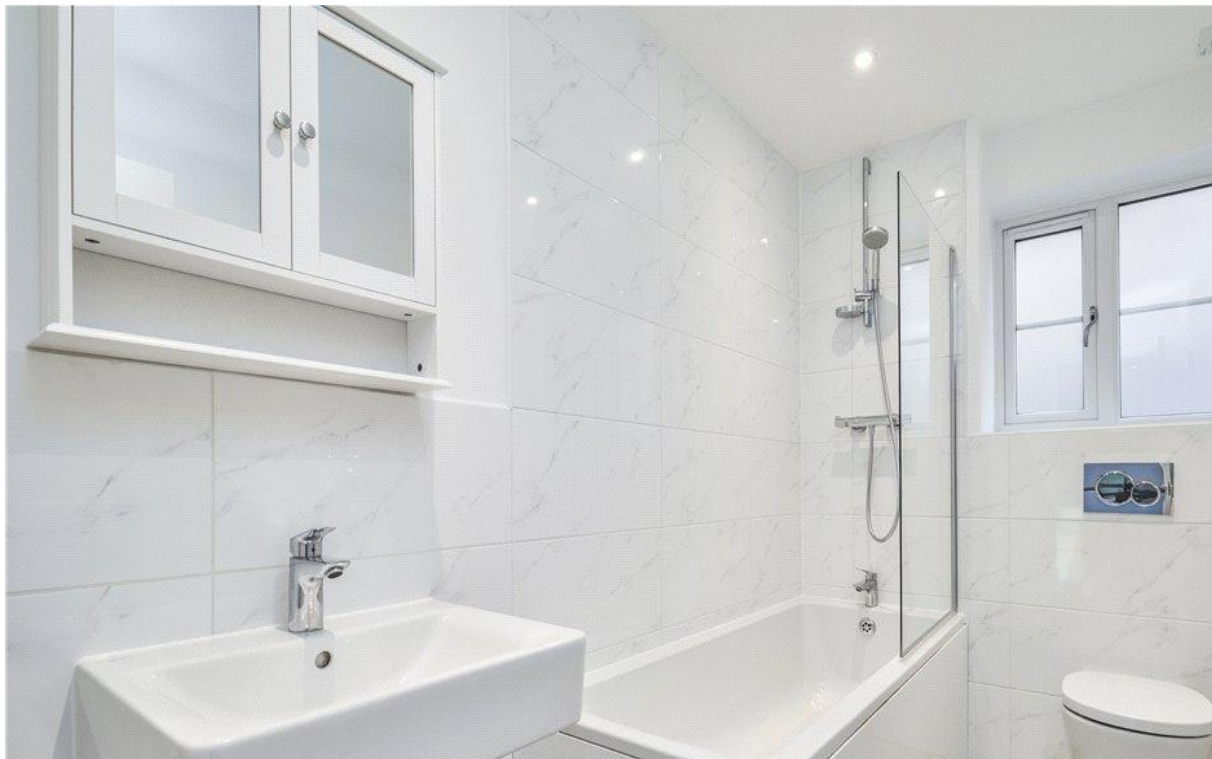
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 Dacres Surveys
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Contact us



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Directions

From the roundabout at the bottom of Skipton High Street, proceed along Newmarket Street and at the mini roundabout proceed straight ahead onto Shortbank road. Continue under the railway bridge and turn left signposted for Moorview Way and continue to the top of Moorview Way. Turn left at the t-junction and continue into the new development. At the next t-junction turn right and proceed for approximately 100 yards, following the road around to your left where the property will be easily identified by our Dacre, Son and Hartley 'For Sale' board.

What3Words eased.revamped.zealous

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler
- Off street parking and garaging are both available on site
- £100 pa charge covers upkeep of grassed areas and the play area

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 £26.10 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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