

# Harrison Robinson

Estate Agents



**8 Whernside Road, Skipton, BD23 1FX**

**£585,000**



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## GROUND FLOOR

### Entrance Hall

A smart, composite door with small, opaque, leaded panel opens into a welcoming and spacious entrance hall with fitted doormat and ceramic flooring. This is a great spot to welcome friends and family. A broad, carpeted staircase leads to the first floor. Radiator and alarm pad. Doors lead into the principal ground floor rooms.

### Lounge

16'2" max x 12'11" max (4.95 max x 3.94 max)

A beautifully presented lounge of wonderful proportions benefitting from a large window with Colonial style shutters affording some delightful, far reaching views of the surrounding countryside to the front elevation. A stone hearth with charming, oak mantelpiece over houses a cast iron, electric stove - a lovely, focal point. Carpeted flooring, two radiators and TV point.

### Living Dining Kitchen

24'2" max x 15'3" max (7.39 max x 4.65 max)

The heart of this superb family home is this wonderfully spacious and superbly appointed living dining kitchen with bi-fold doors with perfect fit blinds providing magnificent, far reaching hillside views and access onto the south facing patio and garden, conducive to al fresco dining and entertaining in the warmer months. Fitted with a comprehensive range of stylish, contemporary, fitted base and wall units in a soft grey with Silestone quartz worksurface and upstands over incorporating a full complement of high end integrated appliances to include a Bosch double electric oven, a Bosch five ring gas hob with Bosch extractor over, a Bosch fridge/freezer, a Bosch dishwasher and a wine fridge. Inset, stainless-steel one and a half bowl sink with monobloc tap, complementary Metro tiled splashback, under unit and under pelmet lighting. Ceramic flooring, downlighting and two radiators. A large window to the front elevation fitted with Colonial style shutters accentuates the bright atmosphere and affords lovely, countryside views. Space for a large, family dining table and a small sofa and armchair. An understairs cupboard affords generous storage. This is a fabulous, family space, filled with natural light and providing the most wonderful, countryside aspect. A door opens into:

### Utility Room

8'3" x 7'6" (2.52 x 2.29)

A great-sized and beautifully appointed utility room matching the quality units and Silestone quartz worksurfaces and upstands of the kitchen and providing generous storage. Inset stainless-steel sink with monobloc tap. Integrated Bosch washing/drying machine and space for a tumble drier or an additional under counter fridge or freezer. A cupboard houses the Ideal Logic central heating boiler. Continuation of the ceramic flooring, radiator and extractor fan. A half-glazed, composite door with opaque glazing leads into the rear garden. A door opens into:

### W.C.

A good-sized, contemporary w/c fitted with a Villeroy & Boch pedestal washbasin with monobloc tap and a Villeroy and Boch concealed cistern w/c with push button flush. Tiled to half-height and continuation of the ceramic floor tiling. Chrome, ladder, towel radiator and extractor fan.

## FIRST FLOOR

### Landing

A broad, carpeted staircase with timber handrail leads up to a spacious, carpeted landing with access to four double bedrooms and the house bathroom. An airing cupboard houses the pressurised cylinder and provides useful shelfed storage. Carpeting. A door opens onto a small, carpeted landing with radiator and window to the front elevation and a staircase with painted spindle balustrade leading to the Master suite.

### Bedroom Two

12'0" max x 10'9" max (3.66 max x 3.30 max)

A lovely, spacious, double bedroom - ideal as a guest bedroom with the benefit of the en suite shower room. A window with fitted black out blinds to the front elevation affords a delightful, far reaching countryside view. Carpeting and radiator. A door opens into:

### En Suite Shower Room

A good-sized ensuite shower room comprising a walk-in shower cubicle with sliding glazed door and mains thermostatic shower with separate hand-held shower attachment, a Villeroy and Boch vanity washbasin with monobloc tap and a Villeroy and Boch concealed cistern w/c with push button flush. Stylish wall tiling with chrome edging and complementary ceramic floor tiling. Chrome, ladder, towel radiator, downlighting, extractor fan and shaver point. A mirrored wall cabinet provides useful storage. A window with opaque glazing to the side elevation allows for ample natural light.

### Bedroom Three

12'0" max x 9'5" (3.66 max x 2.88)

Another generous, double bedroom, this time to the rear of the property, enjoying the stunning, countryside views to this south facing elevation through a large window with fitted black out blinds. Stylish, contemporary, fitted wardrobes, carpeting and radiator.

### Bedroom Four

11'10" max x 9'6" (3.61 max x 2.9)

Generously proportioned, this is yet another superb, double bedroom with the advantage of lovely, fitted wardrobes matching in design to those of bedroom three. Carpeting, radiator and yet a further opportunity to admire the lovely position of this charming, family home with countryside views to both elevations. The large window here affords a view towards Embsay Crags and benefits from fitted, black out blinds.

### Bedroom Five

10'2" max x 8'11" max (3.12 max x 2.74 max)

Currently used as a home office/study, this could also serve equally well as a fifth good-sized bedroom. No-one in this family draws the short straw! Fitted with attractive, bespoke, fitted cupboards and bookshelves. Carpeting, radiator and of course a window with fitted, wooden blind affording that most spectacular view!

### Bathroom

A beautifully appointed four-piece bathroom incorporating a deep fill bath with central mixer tap and hand held shower attachment, a walk-in shower cubicle with sliding glazed door and mains thermostatic shower with hand held shower attachment, a Villeroy and Boch vanity washbasin and a Villeroy and Boch concealed cistern w/c with push button flush. Fully tiled in the shower enclosure and tiled to half height elsewhere with matching ceramic floor tiling. Chrome, ladder, towel radiator, downlighting and extractor fan. Large, fitted wall mirror. A window with opaque glazing makes for a bright atmosphere.

## SECOND FLOOR

### Master Bedroom

21'1" max x 16'0" max (6.45 max x 4.88 max)

A wonderful, generously proportioned, elegant Master bedroom - a haven of peace and calm positioned separately on its own floor in this wonderful, family home. Two tall Velux windows with fitted, blackout blinds allow the light to flood in from the south facing elevation and afford delightful, countryside views. Stylish, wood paneling to one wall is a most attractive feature. Carpeting and two radiators. The feeling of space in this lovely, double bedroom is enhanced by a great-sized dressing area with contemporary, fitted wardrobes with sliding doors to both sides. Both sets of wardrobes incorporate mirrored doors and one side provides access into a great-sized, under eaves storage area. A door opens into:

### En Suite Shower Room

A luxury en suite shower room of a great size featuring a large, walk-in shower with sliding, glazed doors and mains thermostatic shower with separate hand held shower attachment, a Villeroy and Boch vanity washbasin with monobloc tap and a Villeroy and Boch concealed cistern w/c with push button flush. Fully tiled around the shower with tiling to half height elsewhere and attractive, chrome edging. Complementary floor tiling. A window with opaque glazing to the side elevation allows for ample natural light. Chrome, ladder, towel radiator. Large, fitted wall mirror, downlighting, extractor fan and shaver point.

## OUTSIDE

### Driveway & Parking

A long, private driveway provides parking for a number of vehicles and leads to:

### Garage

A single garage benefitting from a pitched roof, power, light, EV charging point and a useful door to the side providing direct garden access.

### Garden

To the front of the property is an attractive, low-maintenance garden area with established shrubs and plants. To the rear lies the 'jewel in the crown' - a beautiful, landscaped garden enjoying a south facing orientation. This has been a labour of love by the current owners, benefitting from a large, patio area in Indian stone, a lovely, level lawn and a further sheltered, sunken garden area with a charming, pebbled pathway, timber bench seating and beautiful, thoughtfully designed, colourful planting. This enclosed garden enjoys a high degree of privacy and is a wonderful environment with plenty of space for children to play and adults to enjoy relaxation and al fresco entertaining with family and friends, not to mention savouring those magnificent, countryside views!

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Stone Built Detached Family Home
- Superb Living Dining Kitchen With Bi-Fold Doors and Garden Access
- Master Bedroom Suite Including Dressing Area and En Suite
- Four Further Good Sized Bedrooms Including One En Suite
- Beautifully Appointed With High Quality Fixtures & Fittings Throughout
- Private Enclosed South Facing Landscaped Garden
- Single Garage, Ample Driveway Parking & EV Charging Point
- Spectacular Far Reaching Countryside Views
- Desirable Location Within Catchment For Excellent Schools
- Council Tax Band F

#### Energy Efficiency Rating

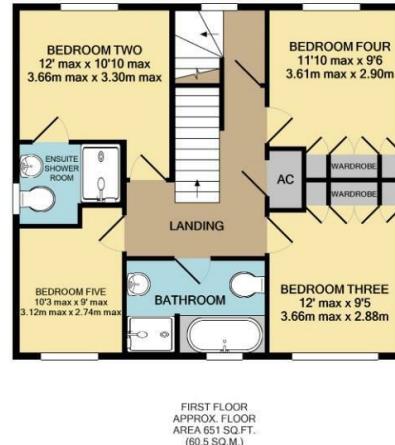
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1710 SQ.FT. (158.9 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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