

Meadowcroft, Skipton, BD23

£575,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

HouseSimple is pleased to present this property in Skipton.

Key features:

- Wonderful four bedroom detached family home
- Surrounded by beautiful open countryside.
- Excellent primary and secondary schooling
- Gateway to the Dales
- Four good sized bedroom
- Meadowcroft is an exclusive cul-de-sac
- Stunning Views
- This home has not to be missed and viewings are highly recommended.

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band G (£283.00 per-month)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Garage



Housesimple are very excited to bring to the market this wonderful four bedroom detached family house. Meadowcroft is an exclusive cul-de-sac pleasantly located in the popular rural village of Draughton whilst safely away from busy main roads and through traffic. Draughton is situated between Skipton and Ilkley whilst surrounded by beautiful open countryside. Benefiting from wonderful views from the property.

Known as "The Gateway to the Dales" the historic market town of Skipton is only circa three miles away providing extensive shopping and recreational facilities together with excellent primary and secondary schooling. The town of Ilkley is approximately six miles away whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

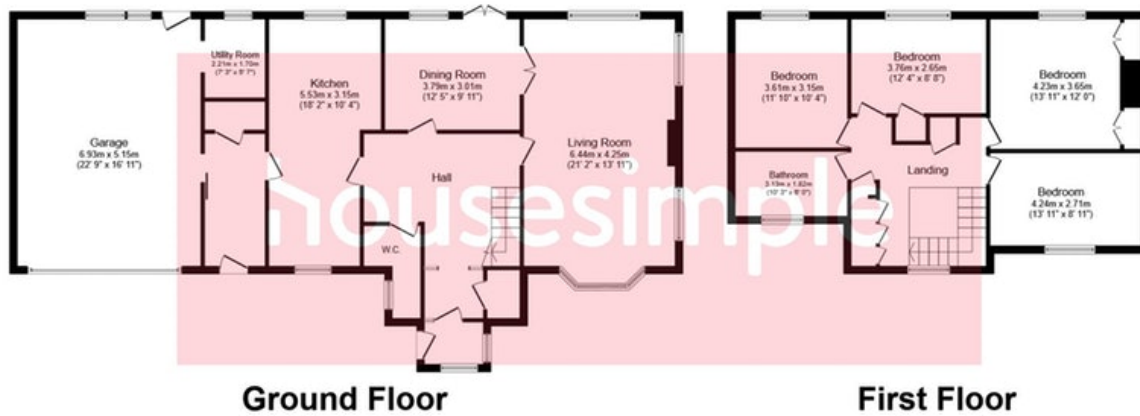
The generously proportioned accommodation does benefit from oil fired central heating, and double glazing throughout, the property benefits from parking in the double garage and also on the drive

The property briefly comprises:

The Ground floor comprises of an entrance porch, reception hallway, good sized living room benefiting from a coal fire, separate dining room, fitted kitchen with separate utility room. inner hallway leading to the garage. The first floor comprises of a landing leading to four good sized bedrooms and a family bathroom.

The property is set in beautiful mature gardens which include a number of fruits trees and raised vegetable beds. There is a decked seating area to enjoy those summer evenings and also a 10ft x 8ft greenhouse and a summer house. This home has not to be missed and viewings are highly recommended.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

2, Meadowcroft, Draughton, SKIPTON, BD23 6EG

Dwelling type: Detached house	Reference number: 2228-9095-6288-9601-8940
Date of assessment: 22 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 August 2019	Total floor area: 147 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,590
Over 3 years you could save	£ 1,005

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 270 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,005 over 3 years</p> </div>
Heating	£ 3,606 over 3 years	£ 2,847 over 3 years	
Hot Water	£ 570 over 3 years	£ 468 over 3 years	
Totals	£ 4,590	£ 3,585	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
51	69

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 411
2 Floor insulation (suspended floor)	£800 - £1,200	£ 369
3 Low energy lighting for all fixed outlets	£45	£ 120

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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