



## Bank Newton

Skipton, BD23 3NT

Offers In Excess Of £850,000



- Superbly presented and appointed detached residence
- Fine views down across the locks and canal
- Breakfast-kitchen with under floor heating
- Separate dining room, sitting room and garden room / Orangery
- Master bedroom en suite with Secret Drawer fitted furniture
- Original Canal Estate House dating 1780
- Delightful and generous sized garden
- Large living room with French doors onto the garden
- Further sitting room / spacious home office
- Double garage and parking

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Skipton, BD23 3NT

Offers In Excess Of £850,000



An impressive and unique detached family home boasting some of the finest views across the locks of the Leeds & Liverpool Canal. Offering versatile living space with the principal rooms and bedrooms having pleasant views either onto the gardens or the canal. Ivy End was originally constructed in 1780 as part of the Canal Companies Estate, and has been much improved and upgraded by the present owners.

Just a 20 minute walk down the tow-path or a 3 minuted drive into the village of Gargrave with its excellent amenities including a train station on the line to Leeds and Morecambe, Co Op, Chemist, Doctors, Dentists, 3 pubs, Asian Restaurant, Chippy and much more.

The house offers in brief:-

A breakfast kitchen with an excellent range of shaker style units finished in soft cream with granite worktops, including a breakfast bar area. Fitted appliances include a dishwasher, wine cooler, fridge, freezer, AEG microwave-oven, AEG fan oven, and a washer /dryer. Having a flagged floor with under-floor heating, stable door to the outside, and exposed ceiling timbers.

An entrance hall features oak flooring, built in boot cupboards and space for hanging coats, and provides access to a modern cloakroom / WC.

Off from the entrance hall, a reception hall links the breakfast-kitchen to the dining room, living room and remainder of the house, and with stairs rising to the first floor.

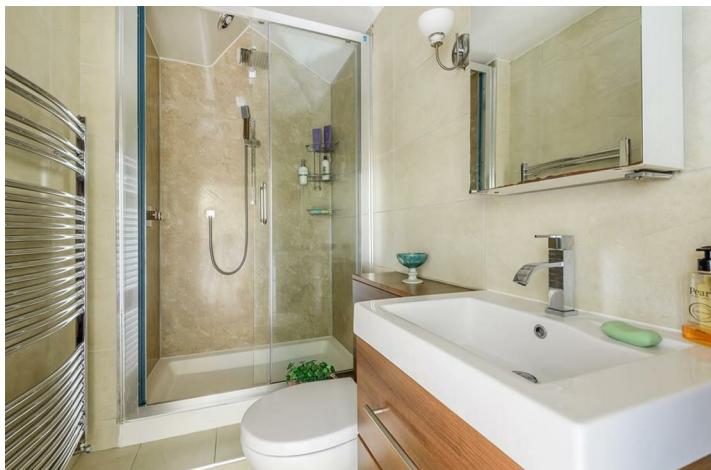
Into the main living space, a dining room has dual aspect windows, and French doors into the spacious living room, which features a large, stone fireplace fitted with multi-fuel stove, and having French doors leading onto a patio and the delightful garden.

Climbing a short flight of stairs out of the living room and along an inner hall, bedroom 3 has an en-suite shower room and pleasant outlook onto the canal through a glazed door with Juliet balcony and further window. Now opening into a spacious sitting room (currently used as a home office) with fitted bookshelves, glazed door and side window ont

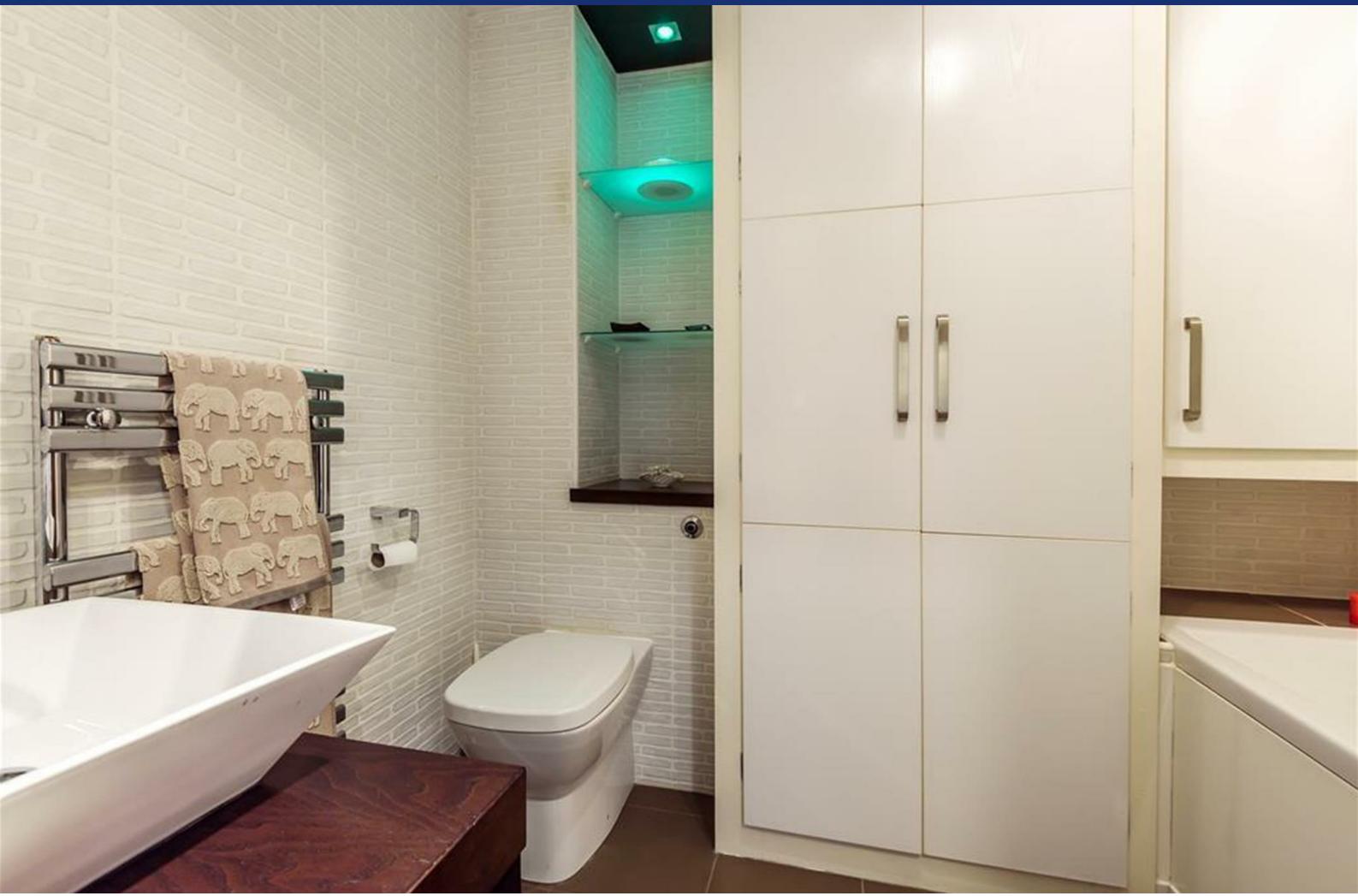


## Floorplan





Tel: 01756 700544



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Hunters Skipton Office on 01756 700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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